

OFFICIAL PROCEEDINGS OF THE PLANNING BOARD OF THE CITY OF LANSING

Proceedings, January 18, 1972

The meeting was called to order at 7:36 by Chairman Black.

ROLL CALL

Attending: Anderson, Barnhart, Black, Gaus, Pawlak, Remick.

Absent: Fink (excused)

Motion by Anderson, seconded by Remick that Mr. Fink be listed as excused.

Motion carried by unanimous vote.

HEARINGS

There were no public hearings.

C. Communication: Writer or representative in audience to give additional information.

Norman Farhat of Farhat, Burns and Story was present to represent the Three-M Construction Company concerning a letter requesting the Planning Board to authorize building permits pending the filing of landscape and fencing plans for Z-97-68, with the understanding that occupancy permits would not be issued until approval is received from the Planning Department. The purpose of the request is that mortgage money is authorized and awaiting disbursement of funds pending issuance of building permits. They would not expect occupancy permits until landscape plans are approved.

Dick Neller was present to speak regarding the final plat of Kahres Farm Subdivision (P-7-69A). He stated he had sent a letter to the staff regarding the plat.

Mr. Gaus asked if Mr. Neller were aware of the staff recommendations.

Mr. Neller stated he was and that the letter pertained to the recommendations. He felt several things had not been covered by the committee, but that with the information in his letter perhaps final answers could be given.

Chairman Black asked if the difficulty with the church on the property had been resolved.

Mr. Neller had Mr. Swinehart, a representative of the special committee from the church, speak on action the church was taking.

Mr. Swinehart stated the church was preparing a paper, as Mr. Neller had stated, but that it was not yet approved, however, there had been a meeting of the minds.

BUSINESS SESSION

Approval of minutes of October 19, 1971.

Motion by Remick, seconded by Barnhart that the minutes be approved as printed.

Motion carried by unanimous vote.

ZONING

There was no zoning report.

STREETS

LS-42-71 Wise Road

Motion by Barnhart, seconded by Gaus that the request by Lloyd Hammond to divide property located in the 5100 block of Wise Road, known as the south 267.5 feet of Lot 54, Maple Groves Subdivision No. 1 be denied.

The applicant proposes to split this portion of the parcel into three single-family residential lots with 89.17 feet of frontage and an average depth of 88 feet.

Section 37-23 (c) of the Lansing Subdivision Control Ordinance establishes the minimum allowable lot depth as 100 feet. However, Section 37-27 provides for variations, exceptions or modifications of the requirements by City Council in specific cases where it is deemed that conditions justify such variance.

This area was originally platted before it was annexed to the City. Subdividing at that time was indicative of the rural environment. Large lots were created for sanitation purposes as well as to provide for garden plots.

In addition to the substandard depth of the proposed lots, there were two other factors considered by the Board. The first is the fact that Wise Road is a collector street which requires a minimum width of 86 feet, according to the Subdivision Control Ordinance. Wise Road is presently 66 feet wide. A future widening of the right-of-way would eliminate a ten foot deep portion of the proposed lots.

More important, however, is the fact that the subject parcel provides the last open access to the large area of vacant land to the west. If the subject property should be completely built up, future development of this vacant land would be much more difficult, if possible at all. This deep lots platted along Jolly and Wise Roads, these being 500 and 700 feet deep respectively. Houses have been built along these frontages, thus eliminating all unobstructed access to the area behind.

The Board believes that these three factors provide sufficient justification to deny the request.

Motion carried by the following vote:

Yeas: Anderson, Barnhart, Black, Gaus, Pawlak, Remick.

Nays: None.

Revisions to the Street Name Duplication Study

Mr. Barnhart reported that due to other communications received regarding the Study, revisions have been made which had been presented to the Board for study before the meeting.

Motion by Barnhart, seconded by Gaus, that the Planning Board approve the further revisions and forward them to the City Council for review by the Public Service and Highways Committee.

Chairman Black stated he approved of the suggestion by the Fire Department that the name changes be phased at one year intervals.

Motion carried by the following vote:

Yeas: Anderson, Barnhart, Black, Gaus, Pawlak, Remick.

Nays: None.

P-7-69

Motion by Barnhart, seconded by Gaus that the final plat of Kahres Farm Subdivision (first stage) be approved subject to the following conditions:

1. That either an abstract of title accompanied by an attorney's opinion as to the marketability of the land or a certificate of title insurance be submitted

prior to the signing of the plat and the affixing of the Municipal Seal;

2. That financial security in the amount specified by the Public Service Department be deposited with the City controller prior to the signing of the plat and the affixing of the Municipal Seal;
3. That the proprietor of the plat shall submit suitable landscaping plans for the median in the proposed boulevard and that said plans shall be approved as to height, size, and type of plant material by the Department of Parks and Recreation before construction;
4. That the developer deed to the city sufficient land at the south end of Gardena Avenue to provide for a circular offset cul-de-sac with a 50 foot radius, the developer not to be held liable for the improvements in said cul-de-sac;
5. That the developer proceed with efforts to secure a ten (10) foot wide public pedestrian walkway from Lot 8 or 9 to Miller Road and further that a temporary pedestrian walkway from Lot 8 to South Cedar Street be provided;
6. That a suitable arrangement can be made between the city and the developer to compensate the developer for the boulevard right-of-way in excess of the required 120 feet;
7. That the development be served by underground electrical distribution in accordance with Section 37-33.1 of the Lansing Subdivision Regulations;
8. That that part of Eifert Road lying within the subject final plat, or all of Eifert Road lying north of I-96 be vacated prior to the signing of the plat and the affixing of the Municipal Seal.

Motion by Gaus, seconded by Barnhart that the motion be amended to include the following:

9. That condition number nine (9) of the tentative preliminary plat by the Planning Board, relative to limited access to Lots 1, 2, 3 and 4 be waived in approving the final plat.

Motion carried by the following vote:

Yeas: Anderson, Barnhart, Black, Gaus, Remick.

Nays: Pawlak.

Following the voting on adoption of the amendment, adoption of the original committee report was voted on:

Yeas: Anderson, Barnhart, Black, Gaus, Pawlak, Remick.

Nays: None.

BUILDINGS AND PROPERTIES**City Market Architectural Study**

The Market economic factors will be completed soon as to approximations for cost on remodeling the present site, a major remodeling of the present building, a new building on the present site, or a new building on a different site.

Because the present site is in Urban Renewal, the land cost analysis will be more involved and will delay the final decision somewhat.

URBAN RENEWAL AND HOUSING**PHS-1-72 Hilliard Road**

Motion by Barnhart, seconded by Pawlak, that the request by Geert D. Mulder and Sons for consideration and approval of a site for one single-family public housing unit on Hilliard Road, known as Lot No. 78, Supervisor's Plat of Radio Estates be denied.

This site is located in a neighborhood which presently has 16 other single-family public housing sites either built or approved and programmed. While this is a rather large neighborhood (approximately 300 units) seven of these 16 sites lie within a block of the subject property on the opposite side of the street. This concentration of existing sites is the only objection the Board has to the subject property.

The site acquisition agent for the Mulder organization states that this is the last lot needed for their contract of 54 units and that new sites are becoming extremely difficult to find, given the established price limitation of \$4000 per lot.

Motion carried by the following vote:

Yeas: Barnhart, Blak, Gaus, Pawlak.

Nays: Anderson, Remick.

Community Renewal Program Progress Report

George Mayer of CRP presented the report to the Board, stating that the report is the culmination of over two years work in programming the Community Renewal Program Data.

Chairman Black referred the report to the Urban Renewal and Housing Committee for report at the next meeting.

Cost Share Funding for Obtaining Census Data

Mr. Guernsey stated that the housing report is good in content and design, implementation is the only thing which needs to be considered.

Review of the housing report as printed in the staff report will be discussed and voted on at a later date.

ORDINANCE**Zoning Ordinance**

Mr. Pawlak reported that individual request are being processed and that they are now preparing to make a recommendation to the Board.

CAPITAL IMPROVEMENTS**Status Report on 1973-1978 CIP**

Mr. Guernsey reported that they had been meeting with department heads that are part of the CIP Committee. The results of the meetings will be forwarded to the Planning Board CIP Committee.

Jim Spackman, CRP Coordinator, using graphs and charts reported on the present program and the needs of the community.

The Capital Improvements expenditures as compared to the total operating budget and to expansion in Lansing was shown on a graph, indicating the continual imbalance of the three.

A preliminary copy of the six-year program was submitted for review.

Major concerns of the committee were briefly reviewed.

Objectives are not clearly defined in the future they are hoping to work with other departments to set up objectives for the whole city.

Mr. Guernsey commented that there is no structure within City Hall which works from the top down to unify objectives and goals.

Mr. Remick stated that accountability is being demanded more and more by the public. This is one factor which might help to bring pressure to have departments state objectives examinable by the public.

Chairman Black requested that Board members study their copies of the report and refer comments to the Capital improvements Committee or to Jim Spackman for future reports.

RECESS: 8:45-9:05.

FINANCE

Motion by Anderson, seconded by Remick that from Salary \$1000 be transferred to Wages for Extra Help, and that \$1500 be transferred from Salary to Office Supplies, comprising a total transfer of \$2500.

Motion carried by unanimous vote.

Motion by Anderson, seconded by Remick that the budget be approved in the amount of \$258,029 as presented.

Mr. Gaus stated he felt city expenditures are getting out of hand for every department. There is no way to even consider a Capital Improvements Budget with so many increases.

Motion carried by unanimous vote.

EXECUTIVE

Model Cities Contract Revision

Motion by Remick, seconded by Anderson that the resolution authorizing the Chairman to modify the Planning Board Contract with Model Cities be approved.

Motion carried by the following vote:

Yeas: Anderson, Barnhart, Black, Gaus, Pawlak, Remick.

Nays: None.

Doxiadis Central City Study

Communications are being received from community organizations in response to the proposals. When all input is received a meeting will be set up with City Council to discuss the study.

Police Building

The information requested is not available due to pending injunction proceedings. The matter will stay in committee until the requested information is received.

Policy on Notification

Mr. Guernsey stated he had discussed the notification of owners and tenants with the City Attorney. In the conversation Mr. Hornbach stated there was no conflict with the City Charter and further that tenant notification would be good due to the fact that tenants are sometimes land contract buyers.

Motion by Gaus, seconded by Anderson that the Planning Board notification policy shall include tenants and owners within a 300 ft. radius of sites to be considered for action.

Motion carried by unanimous vote.

Motion by Remick, seconded by Anderson that the City Attorney be requested to submit a statement that this change would no conflict with the City Statutes.

Motion carried by unanimous vote.

PLANNING DIRECTOR'S REPORT

The Director's comments regarding personnel had been discussed during the recess.

OTHER COMMUNICATIONS

1. Letter of resignation received from Mrs. Aldrich, a copy of which had been directed to the Board.
2. Letter from Norman Farhat concerning Z-97-68.

Chairman Black read the letter to the Board and asked that the Zoning Committee act on the matter.

Motion by Gaus, seconded by Anderson that Condition No. 2 of approval of the site plan be amended to read as follows:

2. That a landscape and screening (fencing-plan be submitted to and approved by the Planning Board and the required improvements be installed prior to the issuance of occupancy permits, said plans being phased in accordance with the development stages of the project, should the developer so request.

Motion carried by the following vote:

Yeas: Anderson, Barnhart, Black, Gaus, Pawlak, Remick.

Nays: None.

NEW BUSINESS

None reported.

Adjournment: 9:25 to view the slide presentation by the Historic District Study Committee; and to discuss personnel related budget items pertaining to ratings of IX and above.

RAYMOND C. GUERNSEY,
Secretary,
Lansing Planning Board

OFFICIAL PROCEEDINGS OF THE PLANNING BOARD OF THE CITY OF LANSING

Proceedings, February 1, 1972

The meeting was called to order at 7:40 by Chairman Black.

ROLL CALL

Attending: Barnhart, Black, Fink, Gaus, Remick.

Late: Anderson (7:45).

Absent: Pawlak.

HEARINGS

Z-1-72

1701-1705 South Cedar Street C-2 to E

Ernie Teachout of Teachout-Gardner Realtors was present to represent Mr. Skroy, the petitioner. Mr. Teachout stated that the building is in good condition though long unused. They are planning to demolish the cottage next to the building and use that area for parking. The use will be for television sales and service, therefore, heavy traffic will not be involved. Mr. Teachout presented drawings of the proposed changes to the Board. They plan to close off one door to the south and put a new front on the building. A door will be installed on the parking lot side, a privacy fence will be installed between the parking lot and apartments. 1400 Square feet will be used for Skroy's business. As they are planning the parking lot, there should be no problem with traffic ingress and egress.

Mr. Anderson asked the width of the proposed parking lot.

Mr. Teachout replied that the width is about 35 feet.

Mr. Anderson asked how they would handle the people being able to turn around on such a narrow lot if another car were also parked on it.

Mr. Teachout said it was 34 feet plus the driveway, if there were a very long car, they could still back up and turn around because of the depth of the lot.

Mr. Gaus asked how deep the lot was.

Mr. Russell Kassouff of Teachout and Gardner Realty stated the lot is between 87 and 94 feet deep.

Mr. Gaus asked if the apartments in the upstairs of the building would still be used.

Mr. Teachout stated that they will not be disturbed.

Mr. Gaus asked about intentions for future parking needs.

Considerable discussion followed concerning parking for the barber shop, the apartments, and the television service.

Mr. Guernsey reviewed zoning ordinance requirements for the commercial zone which requires one space per unit on the site.

Mr. Anderson stated that with the barber shop and apartments and insufficient parking provision obvious, he thought there was not enough space for the proposed addition.

Mr. Teachout stated that they are hoping to improve the area with the building's new use. The commercial use has been there for years and they are simply trying to comply with the code.

Further discussion followed regarding the zoning code.

Referred to the Zoning Committee.

Z-2-72

3306 North East Street A-1 to F

Phil Walter of 417 Spring Street was present to represent Spartan Development Corporation. He presented sheets to the Board giving information on the site and renderings of the proposed remodeling of the service station.

In referring to the information sheet Mr. Walter stated that land in the area is primarily commercial use and zoning. The station has been in operation as a Bay Station since May of 1970. It is averaging over one million gallons of gasoline per year. The appraisal is over \$60,000 by the Assessor's Records which is up 65% from value in 1969. Mr. Walter stated that he doubted the city could acquire that type of income property even under Urban Renewal.

They are planning to spend about

\$40,000 on remodeling to a combination service station and carry-out food store.

Since the service station is in use, and since it will not be a variation of uses in the area, he cannot see where they would be adding any adverse condition, but in fact will provide more aesthetically pleasing development and service to the community. He requested that the petition not be tabled but acted on for approval.

Referred to the Zoning Committee.

Z-3-72

5000 block North Grand River F, J, D-1 and DM to F, J, D-1 and DM-1

Mr. Gerald Powell with James Parks Associates, 5106 Deanna Drive, was present to speak on the petition. He stated they feel the area should not have the density that it was originally zoned for, and they are hoping to put in less units per square foot of land through the realignment.

Bob Brawner, 3624 Wilson Avenue, asked if there is an access road to the 14 families they will be putting in. They are concerned about the possible extension of Amherst Drive into Grand River; what is the guarantee that they won't be a through traffic neighborhood?

Mr. Guernsey stated that Wilson will be eventually extended through west, using the condemnation procedure to acquire sufficient land, if necessary.

Mrs. Brawner, 3624 Wilson Avenue, stated that if Amherst were extended, there would be too much traffic considering the housing and number of children in the area.

Jim Metzger of 3701 Wilson felt that there is enough multiple housing in the area, already children are bused to Cumberland and three mobile classrooms are in use.

Mr. Guernsey explained that the zoning density allotment being requested is less than the density allotment on the property as it is now zoned.

Mr. Powell stated that they thought a better job could be done on the site if it has more green area and more parking.

Mr. Remick asked what size apartments would be built.

Mr. Powell stated they would be one bedroom.

Mr. Brawner asked what the restrictions would be on rental.

Mr. Powell stated they would rent to couples or singles.

Robert Lafay of 3231 Sheffer Avenue

asked if the development would include 14 units or 14 apartment Buildings.

Mr. Guernsey explained the total reduction in density.

Mr. Lafay stated that they are not only overtaxed with the school facility, but also with Consumers Power and with sewers also becoming inadequate.

Mrs. Brawner asked the procedure to follow in having a zoning changed so that no more multiples can come in.

Mr. Guernsey explained zoning procedures and noted that petitions can be presented to City Council expressing the views of the public.

Earl Baum of 3716 Wilson Avenue asked how they are going to take care of the property in back of the newly finished building. They have problems with drainage into their yard.

Mr. Powell stated they will clear the land and sod the area in the spring, also landscaping will be done on the lot.

After an explanation of Council procedure for posting and advertising public hearings by the Director, the matter was referred to the Zoning Committee.

Z-55-71

Northwest Corner Waverly and Miller Roads F to DM-1

Murray Nadler was present as agent to Republic Development Corporation the petitioner. In February of 1968 the Subdivision was platted with the subject parcel allocated for commercial development. During the interim they have attempted to interest commercial developers but have been unsuccessful. The ten acres have been sold to Chris Baryames who has also been unable to interest any commercial developers. A letter had been directed to Mr. Guernsey and Mr. Fountain stating that if any inquiries were made for commercial sites, theirs was available. Because of density to the north, they feel the site in question is second in desirability as to commercial use, and would be better for residential development.

Mrs. Jenny Lopus of 3722 Foxpointe Road, asked how many duplexes will be built if the zoning is approved. How many petitions are needed to have City Council refuse the zoning? She felt the area should be improved before another project is started and that additional school space is needed. A park is also needed, which was promised, but not carried out.

Chairman Black and Mr. Guernsey explained the petition process and the function of City Council concerning zoning petitions.

Mrs. Alberta Bates of 3643 Coachlight Common presented a letter from Mr. and

Mrs. Gerald Kokx in opposition to rezoning. Mrs. Bates asked what is the basis for the decision of the Board when a rezoning petition comes before them.

Mr. Guernsey stated that the Michigan Municipal Planning Commission Act No. 285 is used as the basis for zoning decisions and read the paragraph regarding use of the Master Plan and the jurisdiction of the Board in relation to it. He went on to explain that using the zoning laws, they had approved the original zoning request some four years ago.

Mrs. Bates asked when the petitioner comes for additional rezoning does the Board consider what has been done in the area as regards previous proposals and promises. She stated the schools are overcrowded, the apartments present a fire hazard with only one entrance, and that hazardous conditions exist for the school children who have to walk to school. She stated that they are willing to work to have a good community there, but no support has been lent to enable the area to improve. She is afraid that with other projects coming in they will become a ghetto since no effort for improvement has yet been made.

Mrs. Lopus asked who approved the apartments with only one exit for four units.

Mr. Guernsey replied that the Building Department has to inspect apartments and it is assumed that they meet the Building Code.

Chairman Black noted that the Planning Board approves only the site plan and the density for the property, it is the responsibility of the City Building Department and Inspectors to decide if individual dwelling units meet the City Code. Any protest such as Mrs. Lopus described should be made to the Building Department.

Sharon Media who lives at 3419 Independence Lane asked why gas stations are being allowed to come in as there are vacant stations on Weverly and also the city had stated there would be no more stations allowed within the city limits.

Mr. Guernsey said Council has been considering a moratorium on gas stations, but that action has not been taken yet.

Mrs. Media stated they have six children, two already in school, they have been told that the school is overcrowded. One alternative they have to consider is sending their children to private schools where they can avoid overcrowded classrooms.

Oscar Media of 3419 Independence spoke regarding the school situation, its recent addition, and the fact that it is still operating to capacity. There remain vacant houses and apartments, if these are filled and new projects granted, they will never get the community problems solved.

Mrs. Media stated the roads are to narrow for the fire trucks to get through.

In answer to a question regarding notification for the hearing, Chairman Black commented that tenants and owners within 300 feet of the subject property, according to the Assessors Records, are notified by mail.

Referred to the Zoning Committee.

Amendment to Subdivision Regulation Control Ordinance

Mr. Fountain of the Planning Staff stated that a request had come from the Public Service Board regarding frontages on Cul-de-sacs. Development of the lots has brought the objection that lots taper too quickly at the curb line. The request is that a minimum of 35 feet frontage be required at the curb line.

Referred to the Ordinance Committee.

Chairman Black noted that an objection to Z-1-72 had been phoned in by Dwight Mull of 1714 Ray Street to parking extending into a residential area.

RECESS

BUSINESS SESSION

Approval of Minutes of November 2, 1971, November 16, 1971, December 7, 1971, and December 21, 1971.

Motion by Remick, seconded by Anderson that the Minutes of November 2, 1971, be approved as printed.

Motion carried by unanimous vote.

Motion by Barnhart, seconded by Fink that the minutes of November 16, 1971, be approved as printed.

Motion carried by unanimous vote.

Motion by Anderson, seconded by Remick that the minutes of December 7, 1971, be approved as printed.

Motion carried by unanimous vote.

Motion by Remick, seconded by Anderson that the minutes of December 21, 1971, be approved as printed.

Motion carried by unanimous vote.

ZONING

Z-1-72

Motion By Gaus, seconded by Anderson that the request by Mitchel M. Skory

to rezone property in the 1700 block of South Cedar Street from "C" two-family residential district to "E" apartment-shop district be tabled for two weeks and a definite position be taken on this request after a report is received from Model Cities.

Motion carried by unanimous vote.

Z-2-72

Motion by Gaus, seconded by Anderson that the request by the Spartan Development Company to rezone property located at 3306 North East Street from "A" single-family district to "F" commercial district be tabled for two weeks pending further discussion with the North East Street Citizens Group.

Motion carried by unanimous vote.

Z-3-72

Motion by Gaus, seconded by Barnhart that the request by James Fox to rezone property in the 5000 block of North Grand River Avenue from "F" commercial, "J" parking, "D-1" professional, and DM" multiple dwelling district to "F" commercial, "J" parking, "D-1" professional and "DM-1" multiple be granted and further that the west five feet of Lots 5, 6, 7 and 8 be zoned "J" parking, also the east five feet of Lots 1, 2 and 3 be zoned "J" parking.

The change consists of a rearrangement of the commercial, office, and parking district, and complete changes in the multiple district.

The property under consideration was rezoned to "F" commercial, "D-1" professional office, "J" parking, and "DM" multiple dwelling districts by action of the City Council November 27, 1967. The change of zoning occurred in a metes and bounds description and did not address itself to the plat of Bardaville Plaza, as applied to the land in June, 1971. The result was an overlap of zoning districts lines which prevented proper development of the property in question.

At the present time the only development that has occurred on the site is a professional office building on Lot 3.

The Board cannot find any major objections to the proposed change, and would suggest approval subject to screening of the adjacent residential properties.

The initial rezoning of the property was passed by City Council over the negative recommendation of the Planning Board, and as a result, fencing and screening of adjacent residential properties was not provided for properly.

The screening requirements by the planning Board are as follows:

Screening consisting of one of the following to be provided adjacent to the residential development:

1. A five-foot high chain link fence with interwoven redwood slats.
2. A four-foot high chain link fence with dense evergreen plantings, planted on five-foot centers, having a mature height of five feet.
3. Any other type of screening that may be suggested by the developer with approval from the Planning Board.

Adequate screening of Lot 4 will be required upon approval of the site plan, and actual development of the land.

Motion carried by the following vote:

Yeas: Anderson, Barnhart, Black, Fink, Gaus, Remick.

Nays: None.

Z-55-71

Motion by Gaus, seconded by Anderson that the request by the Republic Development Corporation to rezone the north-west corner of Miller and Waverly Roads from "F" commercial district to "DM-1" multiple dwelling district be denied.

The property in question is irregular in shape and contains approximately eight acres. The applicant proposes to develop the land for multi-family uses, similar to the development immediately to the north. It is also proposed that a 200 foot square parcel be retained on the immediate corner of Miller and Waverly Roads for an automobile service station.

The site under consideration was rezoned to "F" commercial on November 7, 1966, after being given the following considerations:

1. The necessary utilities being available.
2. Approval of a final plat.
3. Acceptance or denial of future commercial requests within a one-mile radius of this site should be carefully considered.

The Board believes that the initial concept of a planned neighborhood unit is valid, and complete abandonment of the proposed commercial property at this time would encourage strip or spot commercial services in the area which could deter the improvement or development of adjacent properties.

In reviewing the existing and potential land use development, the Board has found a very strong residential potential of both low and medium residential development and therefore will attempt to base the commercial needs on the residential holding capacities of these areas, and the existing commercial development.

The Master Land Use Plan suggests a distance of two to three miles between competing sub-community shopping centers. The site in question is located two miles south of the center proposed at Waverly and Holmes Road.

In regard to population necessary to support this size center, the Master Plan suggests an existing or potential 15,000 to 30,000 persons within 1 to 1½ miles. This can be well documented within a one-mile radius of this site. Much of the land within a one mile radius is vacant at this time, however, by applying minimum population projections for this area it is found that there will be adequate persons to support a center of eight acres in size at this location.

It is further pointed out that the subject property has ease of access in all directions to the existing and potential service area, and that the commercial zoning was zoned as an integral part of the community development, i.e., its central location provides ease of access for walk-in trade as well as vehicular traffic.

If provisions are not made to hold for adequate commercial facilities, we could expect to see the same type of scattered commercial development that has occurred one mile to the north.

Motion carried by the following vote:

Yeas: Anderson, Barnhart, Black, Fink, Gaus, Remick.

Nays: None.

Z-59-68

Motion by Gaus, seconded by Barnhart that the request by the Honey Brook Corporation for consideration and approval of a site plan in the DM-1 district for property located at the northwest corner of East Jolly Road and I-96 be approved subject to the following requirements:

1. Provision of a substantial planting buffer zone along the entire easterly property line. Type of planting materials to be given final approval by the Planning Department upon submission of the regular landscape plan for the project as required by Section 36-25.1 (4) of the Zoning Code.
2. The submission of a construction and completion schedule to the Research and Planning Department of the Board of Education.
3. Provision by the developer of a sidewalk on the east side of the private drive from the cul-de-sac south to the public sidewalks on Beaujardin Drive. Such sidewalk is to be constructed and maintained by the developer and/or community organization.
4. Although the site plan as presented does

provide sufficient parking as required by the zoning code, the parking orientation to the dwelling units does not represent a satisfactory situation. The two required spaces must directly relate to the dwelling unit to be served, and sufficient parking must be provided for each platted lot within the project. There are two instances in the site plan where the above requirements are not complied with. This will have to be corrected before the site plan can be approved.

Motion carried by the following vote:

Yeas: Anderson, Barnhart, Balck, Fink, Gaus, Remick.

Nays: None.

STREETS

ROW-1-72

Motion by Barnhart, seconded by Remick that the petition by the Walter Neller Company to vacate a portion of Eifert Road be tabled until the February 15 meeting for staff analysis and report.

Motion carried by unanimous vote.

ROW-7-71

Motion by Barnhart, seconded by Gaus that the petition by Mr. and Mrs. Sheldon Turner to have property revert back to them be tabled to the February mid-month meeting as the legal description has not yet been established.

Motion carried by unanimous vote.

ROW-5-71

Motion by Barnhart, seconded by Gaus that the request by the Urban Renewal Board for vacation of the north 131 feet of the public alley located in the block bounded by Shiawassee, Capital, Ionia and Washington Avenue be approved.

The portion of the alley under consideration is what is left of the north-south public alley extending through this city block, (known as Block 4 of Urban Renewal Project No. 1, Block 83, of the original Plat.

The south 265 feet of the original alley was vacated by the City Council on June 24, 1968, following a recommendation by the Planning Board, with the approval of other city agencies.

The only reason for retaining the north 131 feet as a public alley to this date was to provide access to the restaurant (Kewpee Hamburgers).

We have been advised by Mr. Zimmerman, the Redevelopment Director, that the

restaurant facility has been purchased, and that they now wish to proceed with the block development.

The Planning Board endorsed this entire concept at the January 20, 1970, meeting. As a result, plans and development proceeded.

Motion carried by the following vote.

Yeas: Anderson, Barnhart, Black, Fink, Gaus, Remick.

Nays: None.

BUILDINGS AND PROPERTIES

City Market Architectural Study

Jim Spackman reported on types of renovations and sites being considered, the cost analysis being undertaken at this time, and the initial surprise by members of the committee that costs estimates are not higher.

Airport Consolidation

The Boundary Commission hearing on the annexation will be on February 10 in City Council Chambers. Mr. Guernsey will make a very brief slide presentation.

BP-1-72

313 East Grand River

Motion by Fink, seconded by Gaus that the request be tabled until the February 15 meeting so that the reports from other agencies can be evaluated.

Slides of the building should be included in the next staff presentation.

Motion carried by unanimous vote.

URBAN RENEWAL AND HOUSING

Cost Share Funding for Obtaining Census Data

Motion by Fink, seconded by Gaus that the amount of \$2,750 be transferred from existing funds to share in the acquisition of information for the housing needs model.

Motion carried by the following vote:

Yeas: Anderson, Barnhart, Black, Fink, Gaus, Remick.

Nays: None.

Mr. Fink asked which account it would come from and be deposited into.

Mr. Guernsey stated the money would come out of Salary and Longevity Account and go into office Supply Account.

Although the model is operational, there is a critical need to obtain updated and reliable data for the model which mathematically projects housing needs by single year intervals and geographic area. The specific data distributions interrelate housing characteristics and could be applied as an effective tool for market and planning decisions.

In order to utilize the model for prediction purposes, it is essential that the non-confidential, socio-economic characteristics from the U.S. Bureau of the Census are tapped. The data required can only be obtained from the Census Bureau in an aggregated form which protects the confidentiality of material but is in a form usable for the model.

The Bureau of the Census has agreed to provide the information for use in the model for a cost of \$5,500. This figure is necessary for programming to put the data in a usable form. Due to the City Planning Board's involvement in the housing study with the cooperation of Tri County Regional Planning Commission and commitment to local housing and renewal programs, it is recommended that the city provide \$2,750 of the required amount.

ORDINANCE

Amendment to Special Use Permit Section of the Proposed Zoning Ordinance

Motion by Remick, seconded by Fink that the storage of camper trailers and other wheeled equipment, and camp-ground facilities be included under Section 36-32 of the Proposed Zoning Ordinance.

Motion carried by unanimous vote.

Amendment to Subdivision Regulations

Motion by Remick, seconded by Gaus that the Lansing Subdivision Regulations be amended, adding paragraph (g) to Section 37-23 as follows:

(g) Where lots are platted with curving front lot lines, such as on cul-de-sacs, lots shall be designed so that side lot lines, when projected to the curb line, provide for a least thirty-five (35) feet of frontage, per lot, along the curb line.

The Public Service Board has recommended to the Planning Board that the Subdivision Regulations be amended to specify minimum lot frontage where side lot lines are not parallel. In support of this recommendation, the Public Service Department states that in the case of lots on cul-de-sacs and on sharply curving streets (e.g., on a 90-degree turn in street direction) developers often design their lots so that very narrow frontages occur

for individual lots. In some cases, these narrow frontages just barely allow for the standard curb cut for a two car driveway which includes the "flared" driveway apron between sidewalk and curb line.

In addition, the placement of buildings and driveways on these lots is generally based upon the width of front property lines, but without considering the width at curb lines. As a result, the driveway in some cases might be within all property lines at the time it crosses the front property line but then cut across the side lot line extended prior to intersecting with the curb. This can occur when the driveway extends perpendicularly from any building on an irregularly shaped lot.

This then, causes problems with the placement of a driveway on the adjacent lot along the common lot line. The Public Service Department has experienced this type of situation in the past and is interested in ameliorating the problems by requiring the wider frontage.

Motion carried by the following vote:

Yeas: Anderson, Barnhart, Black, Fink, Gaus, Remick.

Nays: None.

CAPITAL IMPROVEMENTS

Mr. Remick presented the report to the Board for approval and commended Jim Spackman for his work in the preparation of the Capital Improvements Program for 1972-1978.

Motion by Remick, seconded by Barnhart that the report be accepted and recommended to the City Council for approval.

General Policy Recommendations:

1. That the Mayor and City Council approve the six-year program with all with all first year funding projects as proposed for the following amounts:

A. General Fund	\$1,598,500
B. General Obligation Fund	1,379,000
C. Act 51 Funds	865,000
D. Sewage Funds	853,500
E. City Demonstration Agency	2,488,200
TOTAL	\$7,233,200

2. That the Mayor and City Council receive and permit the Planning Board and Technical Committee to present the 1972-1973 Capital Improvements Program at a formal meeting. It is further recommended that the Capital Improvements Program be considered

as a complete package, separated from individual departmental operating budgets.

3. That the City Council authorize the Planning Board to formulate goals and objectives in conjunction with each department which will in turn assist in establishing goals and objectives for our community.
4. That both national and state governments are thinking in terms of revenue sharing in the near future. Lansing is now gearing up to qualify for participation in HUD's Annual Arrangements Package funding process. Procedures developed in this process will be adopted when revenue sharing becomes available. It is in Lansing's best interest to combine all procedures that relate to capital improvements so so that response to new innovative funding will be prompt and unequivocal.
5. That Capital Improvements Expenditures be placed in priority consideration for 1973 budget appropriations whereby the created deficit must be met by an increase in taxes or a decrease in personnel and operating expenses. Although the proposed capital improvements projects and the existing debt retirement exceed the thirty-five (35) per cent of income tax revenues, it is recommended that the additional required funds be appropriated.
6. That the increase of taxes be executed in sufficient amount to cover the proposed operating budget and capital improvements program not to be less than two (2) mills which is estimated at approximately \$1.38 million in revenues. Although politically unpopular, the good of the community must be considered.
7. That the city establish the means to work with other cities in the state toward bringing about tax reform at the state level.
8. That the city increase user fees where possible and investigate occasions or activities where multiple use theory can be applied to maximize public investment for facilities. Duplication of activities and facilities must be eliminated.
9. That the Capital Improvements review process with the Planning Board and CIP Technical Committee be continuous throughout the year in an effort to more efficiently and effectively provide services and facilities to our community. This review is recommend to be held the last Wednesday of each quarter (September, December, March and June) of the fiscal year.
10. That the Planning Board's Capital Improvements Committee with the Finance Director conduct periodic informal meetings with directors and

boards of the city's operating departments. This committee will meet in order to develop a better understanding of the Capital Improvements Program requirements. Also, the committee can develop a more rational evaluation of the program and budget process where-by greater service to the city may be rendered.

SPECIFIC RECOMMENDATIONS:

These recommendations are concerned with individual project submissions which affect the implementation of previously stated policy recommendations. The basis for these recommendations is to promote greatest benefit to the community for the least cost.

1. Lake Lansing Road Extension (Public Service, Streets Project No. 21): The Planning Board and North East Street Study Committee have completed preliminary recommendations for extending Lake Lansing Road northwest to Chilson whereby a greater capability exists for a major arterial west to Dewitt road. This alignment would function similar to Jolly and Miller Roads in the south. Currently no east-west route exists across the northern section of the city. This project is necessary for the traffic distribution from the freeway and US-127. In depth analysis of this alternative should be weighed against the Gier Street alternative.
2. Gier Park Lighting (Parks Project No. 121): The city and the Parks and Recreation Department should investigate the possibilities of the provision of lighting equipment by the Board of Water and Light. The financing of lighting equipment for Gier and other park projects could take the form of experimental testing or an extension of the Board of Water and Light's contribution to the city, or equipment manufacturer's display in return for advertising or other indirect cost benefit. All possibilities should be investigated.
3. Fire Training Site Development (Fire Department Project No. 10): The city is encouraged to minimize costs for facilities. When sites or structures are available, it is recommended that they be combined, i.e., the fire training facilities could be combined with the Police Building. The Catholic Central facility provides structure space for classroom instruction and land space for possible relocation of the tower. Access to the site is excellent and time schedules can be arranged for using indoor facilities. Also the alternative exists for utilizing local schools or community buildings for indoor training activities. The city must consider multiple use to avoid duplication.
4. Non-conforming Structures and Blighted Influences (Miscellaneous Project No. 1): This project has been recommended for funding over the past five

years, however, it has been continually postponed. It is essential to establish this program in an effort for the city to achieve local improvement. This project would support the city's code enforcement, planning and rehabilitation activities by providing a means to rid a neighborhood of vacated, non-conforming and blighted structures.

Motion carried by the following vote:

Yeas: Anderson, Barnhart, Black, Fink, Gaus, Remick.

Nays: None.

FINANCE

Modification of original budget

Motion by Anderson, seconded by Remick that \$7,000 be transferred from Salary Account to the following stated accounts with the amounts indicated:

Office Supply.....	\$1,500
Wages Extra Help.....	2,100
Office Equipment.....	350
Conferences	300
Census Tape.....	2,750

Motion carried by the following vote:

Yeas: Anderson, Barnhart, Black, Fink, Gaus, Remick.

Nays: None.

Notification of Planning Department Budget Hearing

The Mayor's budget hearing for the Planning Department will be held Friday, February 4, 1972, at 10:00 a.m. in the Mayor's office.

EXECUTIVE

Doxiadis Central City Study

Mr. Guernsey reported that he and Chairman Black would be attending a dinner meeting with the City Council to discuss the Doxiadis Study, which would take place on Wednesday night, at Brauers.

West Side Education Facilities Ad Hoc Study Committee Progress Report

Mr. Richard Baker of the Model Cities Staff presented a preliminary report of the finding of the committee regarding the schools in the river island area and information pertaining to the school system.

At the conclusion of the (lengthy) report, Board members asked questions regarding proposals to improve the area.

The Doxiadis Study will have a large bearing on the physical future of the area. Model Cities will also be responsible for increasing low and moderate income housing for the area.

A written report will be submitted in the near future.

PLANNING DIRECTOR'S REPORT

Personnel

Mr. Guernsey had submitted a contract to Board members for review which would entail authorization for a staff member for Model Cities to take care of the minutes of their meetings.

The resignation of Jeremiah Ford had been received and was reported.

The lowering from a Planner VI position

to a V position had been discussed and agreed upon with the prospective employee; Mr. Guernsey requested that the Board authorize the change.

Due to the fact that two Board members had been excused, a vote was not possible, however, it was the consent of the meeting for Mr. Guernsey to proceed.

Mr. Guernsey commended Jim Spackman and Dick Baker for the considerable extra time they had been putting in for completion of projects.

Motion by Fink, seconded by Anderson that James Spackman and Richard Baker receive commendation.

Motion carried by unanimous vote.

ADJOURNMENT: 11:20 P.M.

RAYMOND C. GUERNSEY,
Secretary,
Lansing Planning Board

OFFICIAL PROCEEDINGS OF THE URBAN REDEVELOPMENT BOARD OF THE CITY OF LANSING

Proceedings, February 22, 1972

The meeting was called to order by Vice-Chairman Lane Jessop at 7:40 p.m.

Board Meeting held on January 25, 1972, as mailed.

ROLL CALL

Present: Miss Egbert, Messrs. Bunting, Hilley, Jessop, Rosa and Shaw.

Supported by Mr. Bunting.

Motion carried unanimously.

Excused Absence: Dr. Griffin.

REPORT OF COMMITTEE

a. Personnel Committee—

Mr. Irving Shaw

Guests in Attendance: Douglas McKinstry, Program Coordinator for LCC; James Spackman, Community Renewal, Planning Department; Lloyd Moles, The State Journal; Merle Peacock, Arthur Richardson, Sam Clay, Harold Burnett, Thomas Freeman, Ronald Stonehouse and Judy Kooner, Redevelopment Department.

Mr. Shaw reported that the new staff position of Real Estate Coordinator VIIA, as recommended by the Redevelopment Board, has been approved by City Council on February 21, 1972.

Mr. Zimmerman introduced Mr. Ronald Stonehouse who will be replacing Mr. Roland Starr as Accountant for the Redevelopment Department. Mr. Starr resigned recently.

Also, Mr. Shaw reported that the recommendation of the Board at the January 25th meeting to reclassify the Director position from X to XI and the Redevelopment Assistant Position from VIII to IX is being considered by the Personnel Director and City Council Personnel Committee. Mr. Shaw stated that he has talked

A motion was made by Mr. Shaw to approve the minutes of the Redevelopment

OFFICIAL PROCEEDINGS OF THE PLANNING BOARD OF THE CITY OF LANSING

Proceedings, February 15, 1972

The meeting was called to order at 7:37 by Chairman Black.

ROLL CALL

Attending: Anderson, Barnhart, Black, Gaus, Pawlak, Remick.

Absent: Fink (excused).

Motion by Gaus, seconded by Barnhart that Mr. Fink be listed as excused.

HEARINGS

Z-4-72 1300 block of Bailey Street Unzoned to "I"

Mr. John Sellek was present to represent John Bean Division if there were any questions.

L. W. Price of 1419 Bailey Street, whose property nearly abuts the John Bean parking lot, asked if the street was still owned by the city or if it is now owned by John Bean.

Mr. Guernsey informed Mr. Price that the street had been officially vacated and had reverted to John Bean Division which had owned the land on both sides of the street that abutted the vacated portion.

Mr. Price then asked if there had been a proper public hearing, and also if there would be access to the plant from Bailey Street. Another problem to the residents is the depreciation of their property with the encroachment of the plant. His opinion is that the company should offer a reasonable price for the property when they are prepared to buy, and until such time as a fair price can be offered, the city should provide some relief in property taxes. He stated he had personally requested relief from taxes after receiving his assessment but had not been granted that request.

Chairman Black read the vacating action taken by City Council on January 17, 1972.

Mr. Price asked what portion of the property would be used for parking.

Mr. Fountain gave the specifics of the rezoning and also stressed that screening

would be required along the property abutting residential districts.

Mr. Price asked for a comment from Mr. Sellek regarding future access to the plant from Bailey Street.

Mr. Sellek pointed out that the fence had not been run directly across the property now owned by John Bean, but had been put back some distance to allow neighborhood parking, at the same time access had to be made available for emergency fire equipment. The company steadfastly refused to use the street as a thoroughfare; the company prefers to use Lyons Street as the main access.

Mrs. Price stated the fence had at first been straight across the south end of the property and not recessed as it is now.

Fred Colagross of 1417 Bailey Street said the redwood fence referred to is his property. He made an offer to purchase Lots 28-32 or any part of them to keep John Bean away from his property line. John Bean offered him a ten-foot strip along his lot for \$1800. He does not understand how the property can be used for parking when it is zoned "C" two-family. He feels that the parking next to his property is a violation.

Chairman Black stated that according to the information contained in the staff report, the property spoken of by Mr. Colagross had been rezoned for industrial and parking use.

Mr. Fountain explained that the original petition had been amended to include the subject property (Lots 29-32).

Mr. Colagross stated he had not received notice of all the property being up for public hearing.

Mr. Guernsey stated the Planning Board sends notification by mail and that the City Council hearings are posted on the property to be considered.

Pearl Gonzales of 1338 Linval Stated she feels the John Bean Company should give fair market value to the people living close by. Some of the people are too old to relocate on their own and they are all tired of the noise and dirt that go along with living close to the factory.

Referred to the Zoning Committee. .

SUP-1-72 743 North Logan day care center

Mrs. Margaret Groves of 1220 Highland Street was present to speak for the director of the day care center who had been in an accident. She stated they are interested in good care for young children. The use had been approved for the church facility and the outside play facility by the Session.

Referred to the Zoning Committee.

P-1-72 Oakbrook Village Preliminary plat

After a staff presentation the matter was referred to the Streets Committee as there was no one present to speak on the matter.

C. Communications: Writer or representative in audience to give additional information.

1. Letter from West Side Education Ad Hoc Committee by Homer Smith to commend Richard Baker for his considerable help in the preparation of the committee report.
2. Recommendations of the Lansing Jaycee Study committee regarding the Central City Development Plan. (This list of recommendations will be placed with the Doxiadis material under file No. 72-03-005.)

D. Citizens seeking information or desiring to present matters for next Board meeting.

Ernie Teachout was present to speak on Z-1-72, 1701-1705 South Cedar. He had checked into acquiring more property for parking, but the owners would not consider selling until the owner of the building for the rezoning request had vacated.

RECESS: 8:27-8:54.

BUSINESS SESSION

Approval of minutes of January 18, 1972.

Motion by Remick, seconded by Anderson that the minutes be approved as printed.

Motion carried by unanimous vote.

ZONING

Z-4-72

Motion by Gaus, seconded by Anderson that the request by the John Bean Division of the FMC Corporation to zone a portion of former public right-of-way from an un-zoned classification to "I" heavy industrial district be granted, and that no ingress and egress be made from Bailey Street except for emergency vehicles.

This rezoning request is the final phase in the expansion of the John Bean Division of the FMC Corporation to construct warehousing facilities for the adjacent industrial complex.

Lansing City Council, with Planning Board recommendation, vacated this portion of Bailey Street on January 17, 1972. John Bean Division of the FMC Corporation had petitioned for the rezoning of land on either side of this site for "I" heavy industrial zoning. On January 31, 1972, Lansing City Council, with Planning Board recommendation, approved this rezoning petition providing that a strip of "J" parking district be established along the south property line.

All that remains, therefore, to complete the final step in this expansion procedure is to properly zone this small strip of former right-of-way for industrial use. The staff believes that this is the only logical zoning district that can be applied to this strip of land.

As stated within the previous Planning Board communication on the adjacent zoning, the entire area under consideration was indicated on the 1960 Master Plan as an area for industrial expansion.

Caution should be taken however, to adequately screen and buffer any adjoining residential properties. Also, no ingress and egress other than emergency shall be permitted from Bailey Street to the John Bean property as the Board believes that the introduction of further nonresidential traffic into this area would not be in the best interests of the surrounding neighborhood.

Motion carried by the following vote:

Yeas: Anderson, Barnhart, Black, Gaus, Pawlak, Remick.

Nays: None.

SUP-1-72

Motion by Gaus, seconded by Anderson that the petition by the Westminster Presbyterian Church for a special use permit to allow the operation of a child day care center under Section 36-45 (11) of the Zoning Code on premises located at 743 South Logan Street be approved with Lot 8, Block 2, McPhersons Saginaw Street Addition being utilized as the primary play area for the day care facility and screened and fenced in a manner acceptable to the Planning Department.

The site under consideration would seem to be adaptable to the type of use proposed since it possesses substantial off-street loading and parking areas. Traffic ingress and egress from the site is adequate, but a certain amount of congestion may arise during the peak travel hours of 8 a.m. and 5 p.m.

Access to the site is from Logan Street, which is a two-way north-south major

arterial, and from Oakland Street which is a westerly one-way arterial. If drop-off and pick-up times are staggered to some degree, then the problems of vehicular congestion should be at a minimum.

The Zoning Code requires 5000 square feet for a minimum play area with an additional requirement of 150 square feet per child. On the site in question four separate play areas are indicated, totaling 9375 square feet. Although this is well over the code requirement, the Board believes that the primary play area should be the parcel directly to the south of the church, since it seems more adaptable for that purpose. The other play areas indicated by the petitioner are essentially front and side yards of the Church and do not lend themselves to safe and efficient recreational areas. The Board, therefore, believes that the parcel to the south (Lot 8, Block 2, McPhersons Saginaw Street Addition) should be screened and fenced for the required recreational space.

The petition has tentative approval from the Michigan Department of Social Services and is awaiting issuance of the special use permit.

Motion carried by the following vote:

Yeas: Anderson, Barnhart, Black, Gaus, Pawlak, Remick.

Nays: None.

Z-1-72

Motion by Gaus, seconded by Anderson that petition Z-1-72 be removed from the table for action.

Motion by Gaus, seconded by Anderson that the petition by Mitchel M. Skory to rezone property in the 1700 block of South Cedar Street from "C" two-family district to "E" apartment-shop district be denied.

Field inspection of the site reveals the partially vacant building that now exists requires on-street parking which extends into the residential area along Isbell Street. The petitioner intends to raze the adjacent residential structure located at 1705 South Cedar Street and utilize it for parking purposes. The existing commercial structure would be retained and renovated into a radio-television repair and sales facility. The property has been utilized in a commercial manner for an extended period of time.

The existing building contains the following uses:

Four occupied apartment units, a barber shop, a television and appliance repair shop, and vacated floor space which was formerly used as a grocery store.

This building has nonconforming status under the existing zoning code. There are two on-site parking spaces (at the most) on

the property at this time. The existing zoning ordinance requires a minimum of eight spaces to be provided on the parcel itself. Utilizing the proposed zoning ordinance, a minimum of 14 on-site parking spaces would be required to serve the four potential uses on the site. When the house is razed on the southern portion of the site, only about one-half of the required number of spaces can be served.

When considering the expansion of a commercial use which is in close proximity to a residential area, care must be taken not to reduce the viability of that neighborhood. Adequate parking must be provided so as not to further extend on-street commercially oriented parking into the surrounding residential area. The intended parking lot may provide adequate off-street parking for the proposed use, but would represent a direct physical encroachment on the two residential dwelling units to the south. These two units have just recently been renovated and constitute a definite upgrading of the neighborhood. In the Community Renewal Program, the Community Analysis Study recommends this block for residential rehabilitation. Increasing the intensity of a commercial use within this block, with direct access on South Cedar Street, would not seem to be in the best interests of that policy. Quoting from the Community Analysis Study Concerning this area:

Residential environment suffers from the deteriorated and obsolete industrial and commercial structures and the strip developments along South Cedar Street. The strip commercial developments along the major arterials contribute to the congestion due to inadequate off-street parking and loading facilities. These developments have poor commercial vitality.

It should also be considered that the only type of commercial use which is directly compatible to a residential neighborhood is one which represents a convenience facility to that area. It should not induce outside traffic and should provide substantial screening between it and any adjacent dwellings.

The proposed zoning ordinance indicates that the existing block is projected for residential use only. The 1960 Master Plan and the Model Cities Generalized Land Use Plan also intended this area for residential purposes.

Since this property lies within the Model Cities Area, it has been referred to the Physical Task Force for their recommendation, and they have recommended denial of this request for the following reasons:

1. The change would constitute spot zoning and would have an adverse effect on the area.
2. The site lacks sufficient area for adequate off-street parking.
3. The change would promote the intermixture of unrelated uses, which would detract from the overall plan.

Motion carried by the following vote:

Yeas: Anderson, Barnhart, Black, Gaus, Pawlak, Remick.

Nays: None.

Z-188-66

Motion by Gaus, seconded by Anderson that the request by the Heppinstall Construction Company for consideration and approval of a site plan for the property on the northwest corner of Aurelius and Hoyt Street, more particularly described as Lots 60, 61, 62 and 63 Good Homes Subdivision, be approved subject to the following conditions:

1. The submission and approval of a landscape plan by the Planning Department prior to the issuance of occupancy permits.
2. The arrangement of all necessary easements required by other public agencies prior to building permits.
3. Approval of the site development plans by the Department of Natural Resources.
4. Buildings shall be constructed with the main floors three feet above the flood level (see flood plain ordinance).
5. That a dedication of 17 feet of additional right-of-way along Aurelius Road be considered by the developer at this time.

Motion carried by the following vote:

Yeas: Anderson, Barnhart, Black, Gaus, Pawlak, Remick.

Nays: None.

Z-2-72

Motion by Gaus, seconded by Anderson that the petition by Spartan Development Company to rezone property located at 3306 North East Street from "A" single family district to "F" commercial district be tabled pending further discussion between the Planning Staff and the North East Street Citizens Group.

Motion carried by unanimous vote.

Z-106-67

Motion by Gaus, seconded by Anderson that the request by Fred White for the Kassuba Development Corporation to amend the community unit plat at 2700-3300 East Jolly Road be approved.

The amendment consists of a rearrangement of buildings and off-street parking

areas on what shall be known as Lot 5 of Beaujardin No. 3, or the lot which is presently described as Lot 11 of the preliminary plat of Beaujardin Subdivision.

This amendment was approved subject to the following:

1. That upon application for building permits, a more detailed site plan be submitted, showing trash removal stations with screening.
2. Plans showing dimensions for location and size of buildings and off-street parking.
3. Parking shall not be located closer than 20 feet to any public right-of-way.
4. That a landscape and screening plan be submitted and approved by the Planning Department prior to the issuance of building permits.
5. That the southwesterly access of Belle Chase Boulevard to the parking area be designed for one-way vehicular access into the site, and be signed to indicate the flow of traffic.

The site is a part of the Kassuba Corporation's Community Unit Plan known as Meadow Brook Trace, which was given approval by the City Council on December 11, 1967.

The approved plan for this property included eight buildings containing a total of 264 units.

The amendment at this time shows a decrease in units by eight and a rearrangement of parking. The change in parking provides for a closer relationship to the northerly units along Beaujardin Drive, and is designed to discourage parking on the public streets.

The bulk of structures on the revised plan have been reduced in length, and actually provide for an improved arrangement over the initial plan. The revised plan provides for better pedestrian flow within the project and increases the usable open space.

Motion carried by the following vote:

Yeas: Anderson, Barnhart, Black, Gaus, Pawlak, Remick.

Nays: None.

STREETS

P-1-72

Motion by Barnhart, seconded by Gaus that the request for consideration and approval of a preliminary plat known as Oakbrook Village Subdivision be tentatively approved subject to the following conditions:

1. That the final plat be developed with all public improvements as required by the Lansing Subdivision Regulations and the Michigan State Plat Act;
2. That all lots shall be graded so surface water will drain therefrom so as not to adversely affect adjacent properties;
3. That the developer utilize an underground electrical distribution system;
4. That the necessary easements be provided for the installation of utilities;
5. That there shall be no vehicular access from Lots 1 and 2 to Jolly Road and that this restriction shall be shown on the face of the plat;
6. That the requirements of the Fire Department be complied with;
7. That the engineer of the subject plat work closely with the engineer of Beaujardin Subdivision to insure the proper alignment of Beaujardin Drive where the two plats abut;
8. That the proprietor of the subject plat contact the Board of Water and Light to discuss the inclusion of the Board's well site property in this plat prior to the submission of the plat for preliminary approval, and
9. That all outstanding assessments be paid prior to development.

Motion carried by the following vote:

Yeas: Anderson, Barnhart, Black, Gaus, Pawlak, Remick.

Nays: None.

ROW-1-72

Motion by Barnhart, seconded by Gaus that the petition ROW-1-72 be removed from the table for consideration.

Motion carried by unanimous vote.

Motion by Barnhart, seconded by Gaus that the petition by Walter Neller Enterprises to vacate that portion of Eifert Road lying north of I-96 be approved subject to the following stipulations:

1. That the existing Board of Water and Light easement in the present Eifert Road right-of-way be retained or a suitable relocation of the easement shall be accomplished to connect with the waterline extending under the I-96 right-of-way at the termination of Eifert Road.
2. That an easement in the existing Eifert Road right-of-way be retained in the name of Consumers Power Company from the west right-of-way line of the proposed amwood Drive to the east

right-of-way line of Eifert Road in its north-south route.

Also, that the Consumers Power Company easement in the existing Eifert Road right-of-way from South Cedar Street to the west right-of-way line of Amwood Drive be retained until such time as a similar easement is provided in the proposed American Road and Amwood Drive of the Kahres Farm Plat.

3. The existing dwelling units and Saint Michael's Episcopal Church should be given uninterrupted service by the Michigan Bell Telephone Company during relocation of easements for the final plat of Kahres Farm Subdivision.

The described portion of Eifert Road lies within the area to be developed within the Kahres Farm Subdivision Plat. Arrangements have been or are being completed with the Board of Water and Light, Consumers Power and Michigan Bell and all affected adjacent property owners to insure uninterrupted service and proper relocation of easements during the development of the first stage of Kahres Farm Subdivision and the following stages. All such arrangements will have to be finalized prior to Council action on the vacation of this street.

Motion carried by the following vote:

Yeas: Anderson, Barnhart, Black, Gaus, Pawlak, Remick.

Nays: None.

ROW-7-71

Motion by Barnhart, seconded by Gaus that ROW-7-71 be removed from the table for consideration.

Motion carried by unanimous vote.

Motion by Barnhart, seconded by Gaus that the request by Mr. and Mrs. Sheldon Turner to revert back to them property in the 1100 block of Shirley Street that was to be used for the future southerly extension of Devonshire Avenue be granted.

The Public Service Board has already similarly advised the City Council.

Inasmuch as there is no need for the Future extension of Devonshire Avenue and there are no utility facilities nor public improvements of any kind within the subject property, the Board recommended that the city relinquish any and all rights and interests in this property in its total 60 foot width, including that portion of the street reservation falling on Lots 56, 57 and 58 and the adjacent unplatted land to the east. It was further recommended that Mr. and Mrs. Turner be advised that a plat agreement may still be in effect with the property owners to the east and

that private negotiations with them may be necessary.

Motion carried by the following vote:

Yeas: Anderson, Barnhart, Black, Gaus, Pawlak, Remick.

Nays: None.

Grade Separation Study

Motion by Barnhart, seconded by Gaus that due to lack of staff time to complete necessary work on the study, the Grade Separation Study be tabled indefinitely.

Motion carried by unanimous vote.

Street Duplication Study Report

Motion by Barnhart, seconded by Gaus that the additional suggested changes be adopted as a part of the study, as listed below:

Robertson Avenue—North from W. Willow to end.

Suggested Name: No Change.

Robinson Street—West from Aurelius to end.

Suggested Name: Ripley St.

Tecumseh Avenue—Edgebrook Dr. north to Marquette St.

Suggested Name: Tecumseh River Rd.

Tecumseh River Rd.—Waverly Rd. east to Edgebrook Dr.

Suggested Name: No Change.

Clifford Street—I-496 north to E. Michigan Ave.

Suggested Name: Christie Ave.

Clippert Street—E. Kalamazoo north to E. Michigan Ave.

Suggested Name: No Change

Motion carried by the following vote:

Yeas: Anderson, Barnhart, Black, Gaus, Pawlak, Remick.

Nays: None.

BUILDINGS AND PROPERTIES

BP-1-72 313 East Grand River

Motion by Anderson, seconded by Remick that the matter be tabled until the City Council revises and takes action on the Historical District Study, and that the staff

advise the Historic District Committee of the action so that consideration may be given to this matter.

Motion carried by the following vote:

Yeas: Anderson, Barnhart, Black, Gaus, Pawlak, Remick.

Nays: None.

URBAN RENEWAL AND HOUSING

Mr. Guernsey reported that with Urban Renewal Projects I and II under way, the Board would soon be receiving recommendations for Projects III and IV, both including mainly rehabilitation and some clearance. They will be recommended through the Urban Renewal Board and the Model Cities Task Force.

ORDINANCE

Mr. Pawlak reported that the Zoning Ordinance would not be able to be completed until some vacancies in the Planning Staff could be filled. The committee had hoped to be presenting the Ordinance to the Board for consideration during the month of February, but staff shortages had not allowed sufficient time for staff members to continue to cover so much ground on the Ordinance.

CAPITAL IMPROVEMENTS

Mr. Guernsey announced that the Planning Department Budget Hearing would be at 2:30 Thursday, February 17, in the Mayor's Office. Members of the Finance Committee were requested to attend.

FINANCE

No report.

EXECUTIVE

Model Cities Contract

Motion by Barnhart, seconded by Anderson that the Model Cities Contract concerning Recording of Minutes be referred to the Executive Committee for their action of business to approve the contract subsequent to any necessary changes or corrections.

Motion carried by unanimous vote.

PLANNING DIRECTOR'S REPORT

Personnel

Mr. Guernsey explained to the Board discussion he had had with City Council

regarding their increasing requests for Planning Department involvement in projects, yet budget plans are to freeze vacancies on the staff. Resultant of that meeting he had prepared a chart reviewing the past history of major projects the department had been instrumental in bringing to a conclusion, present projects the staff is involved in, staff allotments and vacancies, and finally projects which need more manpower than can be supplied. This presentation will be taken before the City Council.

Mr. Remick commended Mr. Guernsey for the presentation.

Budget Comments

Mayor Graves requested that the budget be cut. In the review of personnel needed to take on the projects presented, Mr. Guernsey stated that the requested cut is

not feasible. A decision will have to be made by the Mayor and City Council concerning the projects they want accomplished.

OTHER COMMUNICATIONS

Lake Lansing Road Extension

Chairman Black noted that a communication had been received from residents of Creston Avenue, Howe Avenue, Jackson Street, and Turner Street opposing the extension of Chilson Street.

ADJOURNMENT: 9:35.

RAYMOND C. GUERNSEY,
Secretary
Lansing Planning Board

OFFICIAL PROCEEDINGS OF THE BOARD OF APPEALS OF THE CITY OF LANSING

Proceedings, March 9, 1972

The meeting was called to order at 7:30 P.M. by Chairman Houck.

ROLL CALL

Present: Rendon, Gafner, Novakoski, Houck, Gaus, Trierweiler.

Late: Taylor arrived at 7:35 P.M.—five minutes late.

Absent: Kelley.

HEARINGS

No. 1912

Mr. Dick Neller was present to speak on behalf of appeal No. 1912 for Dean Investment Associates requesting to modify the zoning ordinance to permit the construction of a Townhouse and Office Building which will extend 2 ft. 4 in. into the required front yard, upon the premises known as 727 North Capitol Avenue. This is contrary to Section 36-48 (4) of the Zoning Ordinance in the following par-

ticulars: Section 36-48 (4) requires a front yard of 9 feet as established by 40% of the frontage between intersecting streets.

A slide presentation was given by Mr. James Foulds of the Planning Department, showing the subject property and the surrounding land use.

Mrs. Houck requested Mr. Neller to show just where the structure would be; also, where the stairway and railing would be.

Mr. Neller had additional statements to make concerning structure on the property. He presented plans of the property to Board Members to clarify the request.

Mr. Neller informed Board Members the railing around the stairwell is designed as a brick wall rather than a wrought iron railing, as was shown on the existing building.

Mrs. Houck asked if there were any questions by the Board that they wanted to ask of Mr. Neller.

Two letters were read by Mrs. Houck to be entered into the minutes.

OFFICIAL PROCEEDINGS OF THE PLANNING BOARD OF THE CITY OF LANSING

Proceedings, January 4, 1972

The meeting was called to order at 7:40 by Chairman Black.

ROLL CALL

Attending: Anderson, Barnhart, Black, Fink, Gaus, Pawlak, Remick.

Absent: Aldrich.

HEARINGS

Z-59-71 317 Lincoln Avenue B-1 to E

Les Turner of Sinas, Dramis, Brake and Turner, was present to speak in behalf of Mrs. Elsa Abent. Mr. Turner stated that in 1967 Mrs. Abent had petitioned for the property to be rezoned to "E" apartment-shop district and the Planning Board had approved the request. When the petition went before City Council, neighbors were present in opposition and the request was denied. Mrs. Abent had had neighbors sign a petition stating they were not opposed to the present rezoning, this was presented to the Planning Board. There is no advertising now, a station wagon is used for delivery, one delivery truck comes once a day two days a week, and other trucks come with no regularity. Originally the use began because of Mrs. Abent's invalid mother who needed someone at home, thus the shop in the home; she is now deceased.

Mr. Gaus asked if Mrs. Abent intends to expand the business, and why they are petitioning again.

Mr. Turner stated the business will stay the same, however, the City Attorney had told Mrs. Abent someone would have to take action against her if she did not cease and desist from the use. Rather than fight a lawsuit, they are coming in for a rezoning.

Mr. Guernsey asked if Mr. Turner's client had received word from the City Attorney since the original request.

Mr. Turner replied that there had been some—at least on two or three occasions.

Mr. Guernsey asked if she had tried to obtain properly zoned property, perhaps along Cedar Street.

Mr. Turner stated she had before moving into the present location but not since then.

Chairman Black commented that although Mr. Turner's client might not intend to change the use any, making an "E" zoning in a residential area was against all planning practice.

Mr. Turner explained a deed had been conveyed to the neighbor who deeded it back to Mrs. Abent with a restriction on the lots so that they could not be used as anything but the residence and flower shop. Mr. Turner said the City Attorney had indicated he was not concerned about the possibility of expanded use due to the stipulation in the deed.

Referred to the Zoning Committee.

Z-60-71 310 North Pine Street DM to D-1

Mr. Bill Dansby, the Executive Director of the Michigan Optometric Association, was present to speak on the petition. The Association had formerly had two lots rezoned, which are now razed. Now they own the third lot which would "square off" their land, and are requesting that this be rezoned as the other two.

Mr. Pawlak asked when the other pieces were rezoned.

Mr. Dansby gave an approximate date of May, 1971. Their intention is to proceed immediately after the final zoning and acquisition with demolition. Their long range plan is to put an office building on the site, for the association, and perhaps other offices as well.

John Doyle, Executive Secretary of the Michigan State Employees Association stated that they own property directly across from the proposed rezoning. He approves of the request and added further that they have a rezoning request which has been tabled for two years. One building was so long unused the city has issued demolition orders on it. He reiterated his approval and asked that the Board reconsider their similar request.

Referred to the Zoning Committee.

Z-61-71 5019 North Grand River A-1 to F

Mr. William Rheame of the Abood Law Firm was present to represent Mr. Eugene Blossy. He explained that originally the property had been in Lansing Township and proper zoning had been received there. However, when the property was annexed to the city it reverted to an "A-1" Zoning. Mr. Blossy is requesting the rezoning because whenever he has wanted to make any extension on his building, he has been faced with violations of the building code. He wants to add a showroom to the commercial use. In view of the fact that the surrounding property is largely commercial and industrial uses despite "A-1" zoning, Mr. Rheame requested that the Board consider the commercial zoning.

Mr. Gaus asked how long Mr. Blossy had been in business on the site.

Mr. Rheame stated that they had been there a number of years.

Referred to the Zoning Committee.

P-8-71 Glen Eden Estates Subdivision Preliminary Plat

Robert Ross, Director of B.I.L.D. Corporation, the petitioner, was present to answer questions regarding the proposal.

Mr. Guernsey asked if the homes were to be sold.

Mr. Ross replied that they were planning towards home ownership.

Donald Hadden of 2908 Manley Drive asked what size the lots would be.

Mike Harrold of the Planning Staff stated the lots would be 60 feet by 140 feet for average size.

Tom Creights of 2323 Wabash Road asked what type of restrictions there would be on the housing.

Mr. Ross stated that they are working on restrictions, but that they will be single family, some will be two story, and will be sold as conventional type homes.

Mr. Jack Midgley of 3006 Manley Drive requested information regarding the street that would be extended.

Vernon Fountain of the Planning Staff said the cost of the street would be assumed by the developer as the lot referred to would become part of the plat.

Jerry T. Puca of 2918 Manley Drive stated he had received information that if the lot were deeded to the city, the property owners would have to assume the costs.

Mr. Guernsey explained that if the street were in the plat, then the developer will have to assume the costs.

Allan Trap of 3106 Manley Drive asked

about the plan for the vacant lot (the southernmost outlot of the plat).

Mike Harrold stated that the Streets Committee is considering that a pedestrian walkway be put through the lot.

Mr. Ross thought that when they were sufficiently far along in the project they would offer to split the outlot with the two abutting owners, but that this proposition had not yet been discussed with property owners.

Chairman Black asked if they would object to the ten-foot crosswalk for school children.

Mr. Ross stated he thought that would be feasible.

Jim Bancroft of 2330 Forest Road stated the lot sizes are bad for the area and should be larger.

Jim Squire of 315 Wabash requested that the legal description be read, and also specifics as to square footage on the houses.

Mr. Ross stated they would all be over 1,000 square feet, some up to 2,000. The homes would sell for between 20 and 30 thousand dollars.

Mrs. Emil Kletke of 3016 Manley Drive asked where the children were going to school that this project would bring in.

Mr. Remick stated the school board realizes the need for additional space in the Forest View School, and felt that it could be added.

Tom Creights of 2323 Wabash Road requested that the legal description be given.

Mr. Ross stated that there are two legal descriptions but that a survey is now being done to determine which is correct. The legal description will be filed with the next plat.

Referred to the Streets Committee.

D. Citizens seeking information or desiring to present matters for the next board meeting.

Roland Stebbins of 1710 Moores River Drive commended the Board for the proposals regarding the street name duplications and sound alike names in Lansing. However, he was opposed to changing street names that lie on the same line, even if interrupted. He suggested Lansing explore using the same system as Grand Rapids which is divided into quadrants. His final request was to recind that part of the recommendation dealing with name changing on interrupted streets.

Chairman Black explained that the recommendation had already gone to the City Council and that the Board would not do any more work on it unless it was re-

turned by Council for any reconsiderations. He suggested Mr. Stebbins make his recommendation to Council.

RECESS: 8:35-9:03.

BUSINESS SESSION

ZONING

Z-59-71

Motion by Gaus, seconded by Pawlak, that the petition by Elsa Abent to rezone property at 317 Lincoln Avenue from "B" residential district to "E" apartment-shop district be denied.

Mrs. Abent filed an identical petition (Z-45-67) in April of 1967. The staff recommended denial based on the following reasons:

1. The change of use would be contrary to the established land use pattern.
2. The proposed change would be contrary to the existing and future land use plan.
3. The change could adversely influence living conditions in the area, principally through the increase of traffic and business related activity.
4. The change would constitute a grant of a special privilege to an individual as contrasted to the general welfare.
5. There are no substantial reasons why the property cannot continue to be used in accord with existing regulations.

The Board believes that these reasons remain valid.

Since denial of the previous petition, three letters from the Building Department and the City Attorney have directed the petitioner to cease her business activity, but apparently the operation is continuing in a very low-key manner.

The Board believes that there are no changed conditions which would affect the recommendation and agree that the five aforementioned factors are still valid. The Board recognizes the fact that the present operation is very unobtrusive, however, the fact remains that rezoning to "E" would legalize a wide variety of other commercial activities and open the door to much more intensive use of the property. The heavy strip commercial development along Cedar Street should not be allowed to begin spilling over into the adjacent residential neighborhoods. The granting of this petition would constitute a spot zone and set a dangerous precedent for future petitions of a similar nature.

Motion failed by the following vote:

Yeas: Barnhart, Black, Gaus, Pawlak.

Nays: Anderson, Fink, Remick.

Therefore, the petition will be reported as having been recommended to the City Council for denial.

Z-60-71

Motion by Gaus, seconded by Anderson that the request by the Michigan Optometric Association to rezone property at 301 North Pine Street from "D-M" multiple dwelling district to "D-1" professional office district be approved.

This property lies at the northwest corner of a three lot parcel which is to be developed by the petitioner and the "D-1" zoning is sought to provide uniform zoning on the entire parcel. Inasmuch as the balance of the parcel is zoned "D-1", the Board believes that this request is reasonable.

In addition, the request is in conformance with the Central City Plan which designates this property for offices and services with a height limit of four stories.

Motion carried by the following vote:

Yeas: Anderson, Barnhart, Black, Fink, Gaus, Pawlak, Remick.

Nays: None.

Z-61-71

Motion by Gaus, seconded by Anderson that the request by Eugene Blossy to rezone property at 5019 North Grand River Avenue from "A" one-family residential district to "F" commercial district be denied.

The subject property is located within an area where much of the strip commercial development occurred prior to annexation to the City of Lansing. Very little consideration was given to site design, and compatibility as it relates to adjacent residential development. In summary, the result is typical of strip commercial development with its uncontrolled access, inadequate buffers adjacent to residential development, inadequate off-street parking and the general inconvenience to shoppers. Also along with these negative points is the near total ruin of the aesthetic qualities along major streets. In all cases there is evidence of outdoor storage and displays and a wide arrangement of advertising signs and banners, to mention a few. The property in question is a very small part of the overall development, however, there are significant facts to consider:

1. In this particular case the proposal is to expand an existing commercial establishment which shares a parcel of land with a residential dwelling. Sound planning principals discourage this type of development, as it detracts from the basic living conditions of health, safety

and welfare. This is especially true in this instance since the physical separation of the two uses cannot be accomplished.

2. The Board has continually recommended against further commercial development in this area, based on undeveloped commercial land available and the consolidation and establishment of a neighborhood concept. Stabilization and land assembly is very important. Council has set aside two separate parcels nearby for the development of shopping complexes to accommodate these marginal strip uses when expansion becomes eminent.
3. Further strip commercial development or zoning extending west from Sheffer Avenue could deter development or improvement of the vacant land lying between the residences on Sheffer Avenue and the commercial plat of Bardaville Plaza.

Motion failed by the following vote:

Yeas: Anderson, Barnhart, Fink, Gaus, Pawlak.

Nays: Black, Remick.

Therefore, the petition will be reported as having been recommended to the City Council for denial.

STREETS

P-8-71

Motion by Barnhart, seconded by Anderson that the request by the B.I.L.D. Corporation for consideration and tentative approval of a preliminary subdivision plat known as Glen Eden Estates and located in the 2300-2400 blocks of Forest Road be approved subject to the following conditions:

1. That the final plat be developed with all public improvements as required by the Michigan State Plat Act and the Lansing Subdivision Regulations.
2. That Aurora Drive be redesigned as a straight street so as to equalize the lot depths.
3. That all lots are graded so that surface water shall drain therefrom so as not to adversely affect adjacent property owners.
4. That the necessary easements be provided for the installation of utilities.
5. That underground electrical distribution be utilized in accordance with Section 37-33.1 of the Lansing Subdivision Regulations.
6. That the requirements of the Fire Marshall be complied with.
7. That all outstanding tax assessments

on the property be paid prior to the approval of the final plat.

8. That the developer comply with the setback variation design plan prepared by the Community Design Center.
9. That Outlot "C" contain a ten-foot wide Public pedestrian walkway which extends from Aurora Drive to Manley Drive, and further that said walkway be improved with a ten-foot wide paved walk with a six-foot high chain link fence along each side of the entire length.

Motion carried by the following vote:

Yeas: Anderson, Barnhart, Black, Gaus, Pawlak, Remick.

Nays: None.

Abstain: Fink.

P-5-71

Motion by Barnhart, seconded by Gaus that the request by King and Holman Construction for consideration and approval of the final plat of Tarleton Subdivision be approved subject to the following conditions:

1. That either an abstract of title accompanied by an attorney's opinion as to the marketability of the land or a certificate of title insurance be submitted to the City Clerk prior to the signing of the plat and the affixing of the Municipal Seal.
2. That financial security be posted in the amount specified by the Public Service Department prior to the signing of the plat and the affixing of the Municipal seal.

Motion carried by the following vote:

Yeas: Anderson, Barnhart, Black, Fink, Gaus, Pawlak, Remick.

Nays None.

ROW-6-71

Motion by Barnhart, seconded by Anderson that the request by the John Bean Division of the FMC Corporation to vacate that portion of Bailey Street adjacent to and west of Lots 29, 30, 31 and 32 of Assessor's Plat No. 20, City of Lansing, be approved.

The portion of Bailey Street to be vacated is fenced off and is being used for off-street parking by the John Bean Division. Authorization for this use was apparently given several years ago.

The John Bean Division is the owner of land on either side of the subject street,

and has a rezoning petition pending for the adjacent property. Said Zoning petition requests a change to "I" heavy industrial.

The portion of Bailey Street in question terminates at the industrial complex and does not provide, nor is it proposed to provide, for public traffic circulation.

The Board cannot find where it is necessary to retain this portion of Bailey Street as a public way, therefore, the Board recommended that the street vacation be granted subject to the condition that any costs of relocation of services be borne by FMC Corporation.

The Board further recommends that a rezoning petition be initiated to zone the subject property to a district compatible with the zoning request for the adjacent lands, namely, "I" heavy industrial and "J" parking.

Motion carried by the following vote:

Yeas: Anderson, Barnhart, Black, Fink, Gaus, Pawlak, Remick.

Nays: None.

Jolly Waverly Annexation Proposal

Motion by Barnhart, seconded by Gaus that the Planning Board recommend to the City Council to pursue the annexation of this 96 acre parcel through the Boundary Commission and further that the City Council at its earliest opportunity meet with Windsor and Delta Township Commissions and discuss further annexation of parcels bounded by the expressway, the Grand River and corporate Lansing City Limits.

In making this recommendation the Board considered:

1. The effective, efficient, provision of utilities and other municipal services.
2. The natural and man-made boundaries that are unique to this geographic area.
3. The administrative and governmental resources available to guide and assist growth and development.
4. The potential for residential development in keeping with present trends and planning principles.
5. The excess of initial municipal investment in relation to the small short run financial returns.

This decision to explore further annexation was based on the desire and need of orderly and efficient growth that would most benefit the entire region.

Motion carried by the following vote:

Yeas: Anderson, Barnhart, Black, Fink, Gaus, Pawlak, Remick.

Nays: None.

BUILDINGS AND PROPERTIES

City Market Architectural Study

Mr. Guernsey reported that a final cost estimate will be ready by about February 1, the committee will then present a preliminary report stating position and estimates.

Airport Consolidation

Mr. Guernsey reported that there should be a decision announced by the Airport Authority by the end of the week.

There are three alternatives which will be chosen from:

1. No position.
2. Position not in favor.
3. Position in favor.

On February 10 there will be a hearing before the Boundary Commission on the annexation.

Mr. Fink asked what the Board's position should be.

Mr. Guernsey advised that the Board support the annexation proposal as he has been appointed by Council to be the chief mediator.

Motion by Fink, seconded by Remick that the Board support the staff in the development of the annexation of the airport to the City of Lansing.

Motion carried by unanimous vote.

URBAN RENEWAL AND HOUSING

Mr. Brown gave a brief report of the Urban Renewal—Waterfront Development Board joint meeting in which the riverfront and park development were discussed relating to the Urban Renewal area.

Mr. Fink noted that the city has an old bus on a downtown lot to serve as a bus shelter, he felt better shelter could be suggested.

Mr. Guernsey reported that Bob McKenna of Model Cities has been working with the Committee on Mass Transportation on a grant involving $\frac{1}{2}$ million dollars for the bus system. Four heated, lighted shelters would be paid for out of that federal grant.

Motion by Fink, seconded by Anderson that the Planning Board support the placing of two bus shelters in the downtown area which would be appropriate to their surroundings.

Motion carried by unanimous vote.

ORDINANCE

71-05-002 Subdivision Regulations Amendment W. J. Ancell Letter

Motion by Pawlak, seconded by Remick that the following section be amended by adding to the Subdivision Control Regulations in Section 37-23 Lots (g):

Where lots are platted with curving front lot lines, such as on cul-de-sacs, lots shall be designed so that side lot lines, when projected to the curb line, provide for at least thirty-five (35) feet of frontage per lot along the curb line.

It was also requested that the staff notify all local engineers when the change goes into effect.

Motion carried by the following vote:

Yeas: Anderson, Barnhart, Black, Fink, Gaus, Pawlak, Remick.

Nays: None.

(As discussed during the recess, a public hearing will be held for further consideration of the matter on February 1, 1972).

CAPITAL IMPROVEMENTS

No report.

FINANCE

No report.

EXECUTIVE

Police Building

Chairman Black requested that the requested report be left in committee until additional information is received.

SS-20-68 Michigan Avenue Bridge

Motion by Remick, seconded by Anderson that the Planning Board recommend the following policy statement to the City Council regarding the replacement of the Michigan Avenue Bridge:

Whereas the Planning Board has considered all available information and proposed schemes for the Michigan Avenue Bridge;

And in accord with the requirements of the Lansing City Charter;

The Planning Board recommends: That the width of the Michigan Avenue Bridge be reconstructed to the same width as the present right-of-way.

The Board further recommends that it would be in the interest of the public that traffic be maintained and that pedestrian

traffic ways be provided during construction even though there would be additional costs involved.

Motion carried by the following vote:

Yeas: Anderson, Barnhart, Black, Fink, Gaus, Pawlak, Remick.

Nays: None.

Notification Policy

Due to recent discussion regarding the notification policy, Mr. Guernsey explained that if just property owners are to be notified, technical adjustments will be necessary in the computer system.

Chairman Black noted that in the Water-front Development Board's procedure which he had received that evening, only property owners were to be notified. He wondered whether there would be a conflict with the City Charter if tenants were also notified.

Mr. Guernsey was instructed to check with the City Attorney regarding what is allowed under Planning Board notification Procedure and report on that at the next regular meeting.

PLANNING DIRECTOR'S REPORT

Mr. Guernsey requested that his report be deferred until after the adjournment for the purpose of personnel discussion with the Committee of the Whole.

OTHER COMMUNICATIONS

None reported.

NEW BUSINESS

Mr. Gaus stated that as the Executive Committee needed a new member at the end of each six month period, there should be an election.

Motion by Gaus, seconded by Fink that Mr. Remick be nominated for the Executive Committee.

Motion by Anderson, seconded by Fink that the nominations be closed and that Mr. Remick receive a unanimous vote.

Motion carried by unanimous vote.

Adjournment: 10:00 into a meeting of the Committee of the Whole.

RAYMOND C. GUERNSEY,
Secretary,
Lansing Planning Board

OFFICIAL PROCEEDINGS OF THE PLANNING BOARD OF THE CITY OF LANSING

Proceedings, March 7, 1972

The meeting was called to order at 7:40 by Chairman Black.

ROLL CALL

Attending: Anderson, Barnhart, Black, Gaus, Remick.

Late: Fink (7:50), Pawlak (7:42)

HEARINGS

Z-5-72 2605 North Grand River "F" to "H"

Donald Gould of 300 West Miller Road was present to speak on his petition. Mr. Gould stated he had been in the location for over ten years, using it as he is now. When he tried to sell the property recently he was informed that the land was incorrectly zoned for his use. Before proceeding further he felt he should have the property zoned correctly.

Referred to the Zoning Committee.

Z-6-72 3590 North Grand River "A-1" to "F"

Con Sochay, Vice President of Michigan School Service, was present to speak on behalf of their petition. The school service is a subsidiary of E. M. Hill Publishing Company. They have been in business in Lansing for 43 years. They want the rezoning in order to erect a sign for identification.

Referred to the Zoning Committee.

Z-7-72 327 and 335 Seymour, 311 West Shiawassee "D" to "D-1"

Dr. Romulo Silva, 335 Seymour, was present to speak on his petition. He explained that he wants to expand the parking for his office at 335 Seymour. He has a non-conforming use right now and has been practicing in the nonprofessional district.

Mr. Gaus asked how many parking spaces the new lot would provide.

Dr. Silva stated he expected to be able to accommodate 10 or 12 cars easily with the new lot.

Mr. Guernsey asked if Dr. Silva intended to demolish the four-unit apartment building for parking.

Dr. Silva said he intended to continue using it as an apartment building.

Mr. Gaus asked if Dr. Silva were the sole doctor in the building.

Dr. Silva replied that he is the only one at the present time.

Mr. Guernsey asked if Dr. Silva planned to expand the building in the future.

Dr. Silva did not think that he would, he did not feel there was enough room.

Chairman Black asked what type of practice he had.

Dr. Silva replied that he is a general practitioner but right now is also the city physician and has many patients from the large industrial plants.

Doree Nelson was present as Dr. Silva's agent. She enumerated the uses in the neighborhood which consisted of parking, offices, apartments and church properties.

She stated Dr. Silva needed to be located so close to the downtown area because of a need for proximity to municipal buildings.

Referred to the Zoning Committee.

Z-8-72 448 North Cedar "C-2" to "E"

Frank Koval of 1680 Cahill Drive, East Lansing, was present to speak on his petition. His main interest is to restore the building to look as it would have at the turn of the century. He feels the building was well done architecturally for its era, and can be tastefully restored now. Mr. Koval manages three state wide trade associations, there is one person on his staff now, he soon will be adding one more and this building will house the trade association offices.

Mr. Gaus asked if the "D-1" district couldn't be used as well as the "E" district.

Mr. Koval stated they could right now, but as they handle some forms that require state sales tax license at some point in time they may be considered as sales oriented. Also there is "E" apartment-shop zoning across the street and he felt it would be easier to keep the zoning uniform.

Referred to the Zoning Committee.

Z-9-72 N. E. corner Waverly and Malibu Rds. "C-2" to "D-1"

Roger Bebee of 2126 Northwest Avenue was present to speak in behalf of his petition. He is proposing a medical professional building there because of the lack of such facilities on the southwest side of Lansing. They plan a residential type structure in French Provincial style. The entrance will be on Malibu Drive, the exit onto Waverly Road. Presently there is a commercial site within 400 feet of the property.

Jim Blair of 3228 Continental Drive was present to speak in behalf of the petition. He lives in the Bradley Hills subdivision to the southeast of the property. Mr. Blair talked to many people in the subdivision stating what the use would be and had had a petition signed containing 48 signatures in favor. He stated he thought it had been good that Mr. Bebee had gone directly to the residents to let them know what he was proposing.

Mr. Barnhart asked if the residents were under the impression that a doctor's office would be the use.

Mr. Blair stated that when he had been taking the petition around he had tried to give them an idea of the total spectrum of uses possible under the "D-1" zoning. The people wanted most the medical—professional use, but understood another use might come in instead.

Referred to the Zoning Committee.

Chairman Black noted the presence of Councilmen Gunther and Brenke.

Recess: 8:15-8:45.

Approval of minutes of January 4, 1972.

Motion by Remick, seconded by Anderson that the minutes of January 4, 1972, be approved as printed.

Motion carried by unanimous vote.

ZONING

Z-5-72

Motion by Gaus, seconded by Anderson

that the request by Donald L. Gould to rezone property at 2605 North Grand River from "F" commercial district to "H" light industrial district be granted.

This portion of North Grand River has experienced an extensive amount of strip commercial development. The proposed use would not add to the commercial development already existing along this arterial, since the building has been utilized as an automobile service station and repair facility for an extended period of time. The site has adequate size for the use indicated, provided that the lot does not become a storage yard for motor vehicles for a lengthy period of time. The proposed use would not be the type of land use to generate additional traffic at this heavily utilized traffic intersection. The site is situated far enough back from the Grand River—Logan intersection so as not to become a visual obstruction to the movement of traffic in that area.

The proposed zoning district does not conflict with any adjacent zoning districts, since the adjoining uses are predominantly light industrial and commercial in nature. The proposed zoning ordinance recommends this area to be developed with general business uses (B-4 District) to serve the high volume of vehicular traffic which exists along this arterial. An automotive repair facility as proposed would be a permitted use in the B-4 general business district. In view of the above-mentioned factors, therefore, the proposed rezoning does not conflict with any adjacent land uses and is in accord with future land use controls for the area.

Motion carried by the following vote:

Yeas: Anderson, Barnhart, Black, Pink, Gaus, Pawlak, Remick.

Nays: None.

Z-6-72

Motion by Gaus, seconded by Anderson that the request by Michigan School Service, Inc., to rezone a five foot by 20 foot portion of the property at 3590 North Grand River from "A" one-family district to "F" commercial district for the purpose of erecting an advertising sign be granted.

This small area of ground (100 square feet) is intended to be the site of an advertising sign for Michigan School Service. The larger area surrounding it is part of a very irregularly shaped parcel upon which the company's buildings are located.

The purpose of the "A" zoning along the north side of Grand River is to provide a buffer strip between the industrial buildings there and the single family homes on the south side of Grand River. The staff believes, however, that the proposal to place a sign within this 100 foot buffer strip is not unreasonable, particularly since the sign is to be placed 40 feet from the

front property line and approximately 100 feet from the curb line.

In addition, immediately east of the proposed sign location, there exists a relatively large commercial building which sits much closer to the front property line. As a result, the sign would actually have a greater set back than this building. The Board believes that a sign in the proposed location will have minimal, if any, negative effects upon the residences across the street and the aesthetics of the general area.

Motion carried by the following vote:

Yeas: Anderson, Barnhart, Black, Fink, Gaus, Pawlak, Remick.

Nays: None.

Z-7-72

Motion by Gaus, seconded by Anderson that the request by Dr. Romulo E. Silva to rezone property at 327 and 335 Seymour, and 311 West Shiawassee from "D" apartment district to "D-1" professional office district be denied as filed and rezoned in the following manner:

The West 55 feet of Lot 1, Block 85, Original Plat, City of Lansing, be rezoned from "D" apartment district to "J" Parking district, and that the balance of Lot No. 1 be rezoned from "D" apartment district to "D-1" professional office district, and that Lot No. 2, Block 85, Original Plat, City of Lansing, remain in its present Zoning classification which is "D" apartment district.

The Planning Board further stipulated that a five foot high dense privet hedge be provided around the parking area as shown on the plan submitted to replace the three foot high hedge as shown on the plan.

The petitioner is seeking to expand his parking area by replacing the two-family dwelling directly to the west with a parking lot. The property is presently a non conforming office use in the "D" apartment district. The petitioner is seeking "D-1" professional office district on property which includes:

1. A 3200 square foot clinical office building.
2. A two-family dwelling unit (directly west, to be removed for parking purposes).
3. A four-unit apartment building (directly south, to be retained for income property).

The subject property is situated within the boundaries of the Central City Development Plan and is located within the district projected for multiple dwelling usage (four story maximum).

The Board found, based on testimony

and evidence, that the site under consideration is located within an area that is established with office development, some of which are new buildings, others are converted residential dwellings.

The Board believes that it would be unreasonable to deny full use of this site, especially in view of the fact that there are definite plans by the applicant to improve the parking situation on the site, and further that the zoning districts are irregular in this vicinity, and zoning districts have been reduced in size to where development as indicated on the Central City Development Plan cannot be achieved in a logical manner.

Motion carried by the following vote:

Yeas: Anderson, Barnhart, Black, Fink, Gaus, Pawlak, Remick.

Nays: None.

Z-8-72

Motion by Gaus, seconded by Anderson that the request by Frank Koval to rezone property at 748 North Cedar Street from "C" two-family district to "E" apartment shop district be denied as filed and that the property be rezoned from "C" two-family residential district to "D-1" professional office district.

Field inspection of the site reveals that the building on the property is in disrepair and presently exerts a blighting influence on this already deteriorated neighborhood. It appears that it would not be financially feasible to rehabilitate the building into attractive, livable conditions under the present "C" two-family zoning, particularly in view of the surrounding conditions.

This area of the city is also in transition from one of the older residential neighborhoods to its present poorly mixed uses. The future of the area is uncertain. As part of the Model Cities area, a Master Plan for it is under development, however, there is no firm plan established at present. The Model Cities proposed long range generalized land use plan designates this area for medium density residential use. The proposed zoning ordinance calls for RM-2 medium density, multiple family residential use. The 1960 Master Plan designates the entire area for industrial use.

The 1966 CRP study designated this general area for redevelopment with only 5 per cent of the housing units rated as good. The study made the following comments relative to this area:

This poorly defined industrial-commercial area contains some of the worst socially blighted districts and concentrations of physical blight in Lansing. Poor housing may be found adjacent to or within deteriorating industrial and commercial uses. Traffic problems are aggravated by five major traffic arteries . . . open space

and recreation facilities are lacking . . . most of the area has poor lotting.

Thus it seems quite possible that this area could be redeveloped through an urban renewal project at some time in the future.

However, in the meantime, an interim use of the property such as that proposed by the petitioner would not appear to be unrealistic, and private redevelopment is to be encouraged. The site itself is quite pleasant with numerous large trees, public improvements in place and an adequate setback of the building from Cedar Street. The interesting architectural character of the building will lend itself to restoration, and perhaps this type of project would serve as a catalyst for other similar efforts in the neighborhood.

Due to the mixture of zones and uses in the area, the Board does not believe that the proposal would have any negative effect upon neighboring properties. There would appear to be room for several parking spaces in the east end (rear yard) of the lot. But while the site appears adequate for office use, it would not be particularly suited to all the type of uses which would be allowable under "E" apartment-shop zoning due to limited off street parking and the heavy traffic flow in the area.

Motion carried by the following vote:

Yeas: Anderson, Barnhart, Black, Fink, Gaus, Pawlak, Remick.

Nays: None.

Z-9-72

Motion by Gaus, seconded by Anderson that the request by Roger and Nancy Bebee to rezone the vacant parcel of land on the northeast corner of Waverly Road and Malibu from "C" two-family residential district to "D-1" professional office district be denied.

The subject site was rezoned to "C" two-family residential district on October 23, 1967, following a favorable recommendation from the Planning Board, which considered the following:

1. Ease of access to a major street.
2. Public utilities and facilities capable of handling the increased density.
3. The requested change would provide a proper transition between the apartment development to the north and the single family development to the south.
4. The lot is of sufficient size to be divided and provide for two duplex dwellings on the property.

The foregoing consideration in 1967 has proved to be reliable today. The area is now developed into a stable residential community with transitional zoning and de-

velopment playing a large part in protecting investments and living environment in the area.

The applicant has stated that Waverly Road has an adverse effect on this property and makes it unsuitable for residential development.

The Board would question this statement and point out that there are many homes along this area of Waverly Road which are oriented directly to Waverly Road, others with side access, and several with rear exposures; in all cases the housing quality is good, stable, and does not appear to be adversely affected. It is again pointed out that the subject property has orientation to an interior residential street, which makes it even more desirable as it allows ease of access to development on the site without directly entering the main flow of Traffic on Waverly Road.

It may be argued that any development proposed for the site would have the advantage of the side street access, however, non-residential development would introduce unnecessary traffic into the residential neighborhood.

The applicant stated that there is a lack of professional office uses in the southwest section of the city. The Board would point out that the lack of uses of this nature is not due to the lack of unzoned land:

1. The southwest corner of Holmes and Waverly Roads is zoned "F" commercial for the purpose of providing neighborhood commercial facilities which include professional offices.
2. One mile south (intersection of Waverly and Jolly Roads) commercial development is continuing to occur on vacant land in the township.
3. Two miles south of the site (intersection of Waverly and Miller Roads) there exists eight acres of commercial land which is designed into the residential neighborhood for providing for the necessary services.

In summary, the Board believes that there is adequate land zoned in the area to accommodate the type of development proposed, and that the area now zoned has been designed into the adjacent development providing for more compatible land use relationships.

The Board also believes that the encouragement of spot development as proposed will detract from the planned service areas, and actually deter development of the community.

The applicant submitted a petition in favor of the rezoning from residents in the immediate neighborhood. While this may reflect their initial opinion, second thoughts in other similar situations have been expressed by residents of the city following the total experience of unrelated uses encroaching into the residential areas.

Motion carried by the following vote:

Yeas: Anderson, Barnhart, Black, Fink, Gaus, Pawlak, Remick.

Nays: None.

Z-75-63

Motion by Gaus, seconded by Anderson that the request by Keith Schroeder to amend the community unit plan located in the 2100 block of West Holmes Road known as Simken Village, be approved with two separate six-unit buildings and more centrally located off-street parking and provided further that the amended plan be filed with the Planning Board prior to City Council approval.

The Board has reviewed the revised site plan submitted, and has found that the number of dwelling units and parking ratio have not changed from the initial approval.

In regard to the functional relationship of the parking areas to dwelling units on the revised plan, the Board believes that they are too far removed, and do not provide for the convenience of the tenants.

The Board believes that the functional land use relationships can be improved by dividing the 12-unit building as proposed into two six-unit buildings, and relocating the south parking area between the two buildings. This approval will also reduce the amount of driveway paving and provide for additional open space for active and passive recreation.

The City Engineer has indicated that the storm sewer which will serve this development is incomplete, as it terminates at the end of Simken Drive with the gravity flow to the south. The Engineer has advised the Planning Department that storm drainage would be improved if the parking areas were located closer to Simken Drive with the storm water being carried out over the private driveways to Simken Drive, and then out to Holmes Road.

Motion carried by the following vote:

Yeas: Anderson, Barnhart, Black, Fink, Gaus, Pawlak, Remick.

Nays: None.

Z-74-68

Motion by Gaus, seconded by Anderson that the Planning Board send a recommendation to the City Council that a rezoning petition be initiated to rezone the property at 3711 Sandhurst (south-east corner of Waverly and Sandhurst) from "D-1" professional office district to "DM-1" multiple dwelling district.

The legal description for this property is:

Lot 68, Scotsdale No. 2 Subdivision.

The Assessor's Records indicate the owner of this property as:

State of Michigan
Natural Resources, Land Division
Stevens T. Mason Building
Lansing, Michigan 48922

The subject site was rezoned to "D-1" professional office district by action of the City Council on October 7, 1968.

This action was taken over the Planning Board's recommendation of denial, which addressed itself to the following:

1. The lot is part of an approved community unit plan which has been partially developed in a very satisfactory residential environment. Professional offices in this high quality residential environment are highly incompatible.
2. In the event this rezoning were granted, we would expect a considerable lowering of the development standards on the remaining undeveloped properties much to the detriment of this area which has progressed very well.
3. Such a rezoning would morally betray those who have located in this area on the basis that Waverly Road would be controlled from non-residential uses.
4. Such a rezoning may act as a catalyst to further rezoning along Waverly Road which is one street that has so far weathered the tendency to develop in a strip commercial manner.

The Board would point out that their initial consideration on this property is even more valid. The area is nearly completed in the development of single family, two family, and multiple family dwellings, leaving the subject property as an isolated district, allowing incompatible land use development.

Motion carried by the following vote:

Yeas: Anderson, Barnhart, Black, Fink, Gaus, Pawlak, Remick.

Nays: None.

Z-2-72 remained on the table.

STREETS

ROW-2-72

Motion by Barnhart, seconded by Anderson that the request by the Lansing School District to vacate that portion of a 20 foot-wide public alley which lies on Lot 13, Assessor's Plat No. 46, City of Lansing, also known as 2112 South Cedar Street be tabled until the March mid-month meeting.

Motion carried by unanimous vote.

P-6-71

Motion by Barnhart, seconded by Gaus that the request by Geert D. Mulder and Sons for consideration and approval of the first stage of the final plat of Tammany Hills Subdivision be approved subject to the following conditions:

1. That either an abstract of title accompanied by an attorney's opinion as to the marketability of the land or a certificate of title insurance be submitted to the City Clerk prior to the signing of the plat and the affixing of the Municipal Seal.
2. That financial security be posted in the amount specified by the Public Service Department prior to the signing of the plat and the affixing of the Municipal Seal.

The final plat as submitted is in substantial conformance with the approved preliminary plat and conditions upon which approval was granted and is in accordance with the Michigan State Plat Act and the Lansing Subdivision Regulations.

Motion carried by the following vote:

Yeas: Anderson, Barnhart, Black, Gaus, Pawlak, Remick.

Abstain: Fink.

Nays: None.

Logan Street Corridor

Mr. Guernsey reported that in recent discussion with the Highway Department he has been assured they will proceed with the three-phase program which includes physical, social and economic studies. The city will be the prime contractor for this project.

Mr. Barnhart stated that his committee would be pleased to act in whatever capacity possible to help in preparing the Logan Street Corridor Study.

Mr. Fink requested that the staff put together a fact sheet of what is involved in the Corridor Analysis.

Chairman Black ordered that the staff follow through with that preparation.

BUILDINGS AND PROPERTIES

No report.

URBAN RENEWAL AND HOUSING

CRP Status Report

Mr. Guernsey submitted the printed report to the Board and requested that if

there were any questions they be referred to Jim Spackman who had prepared the report and is in charge of the Community Renewal Program.

ORDINANCE

No report.

CAPITOL IMPROVEMENTS

Mr. Barnhart reported that he had heard the Department presentation before the Mayor for the Capital Improvements Program and had been impressed with several points which had been made very clear: that CIP is an area which cannot be set aside, and that immediate steps need to be taken in the implementation of the program. He further commended the staff and the committee for the work that went into the presentation.

Mr. Guernsey remarked that the public hearings will be around the first week in May.

FINANCE

No report.

EXECUTIVE

Doxiadis Central City Study

Chairman Black reported that after the Doxiadis meeting on Monday it had been made very clear that the State is ready to move quickly on office expansion. He feels the City should make every effort to have the state take the blocks southwest of the Capitol, if not, the study will be largely ineffectual before it is ever completed.

PLANNING DIRECTOR'S REPORT

Planning Organizational Chart

Mr. Guernsey presented the Organization Chart as prepared by Mr. Brown. He noted that Michael Harrold had resigned, leaving one vacancy in Current Planning, and that the position for BZA secretary had been filled by Janice Hughes. He reported further that Susan Anderson had been promoted to the Model Cities Graphics position, leaving one vacancy in the Planning Graphics Section.

Mr. Brown had made a presentation to City Council of the Department program previously shown the Board, showing former Department projects now visible in the city, and the staff requirements at present. The Councilmen seemed to feel that it would be in their best interest to unfreeze the vacancies so that present projects can be completed.

1115 Demonstration Grant

Mr. Guernsey reported that the federal grant is from the HEW Division and is experimental in that there are six or eight cities in the U. S. being used to see how city or governor's offices can incorporate physical and social planning in the community. The first year grant would be for \$100,000 and if the program is successful, could be funded again in following years.

OTHER COMMUNICATIONS

None reported.

NEW BUSINESS

Mr. Pawlak requested that he be excused from the March 21 meeting as he will be on vacation.

Motion by Gaus, seconded by Fink that Mr. Pawlak be excused from the March 21 meeting.

Motion carried by unanimous vote.

Mr. Anderson requested that he be excused from the same meeting as he will be attending a convention in Washington, D.C.

Motion by Gaus, seconded by Fink that

Mr. Anderson be excused from the March 21 meeting.

Motion carried by unanimous vote.

Mr. Gaus requested that since there will not be full attendance, the staff endeavor to keep the agenda short.

Adjournment: 9:20 into Committee of the Whole.

Following the closed session of the Committee of the Whole to discuss personnel matters, the Board reconvened at 9:35.

Motion by Remick, seconded by Fink that the Board approve, as recommended by the Director, the action taken to terminate the employment of Ralph Avant, including two weeks notice.

Motion carried by unanimous vote.

Adjournment: 9:45.

Respectfully submitted,

RAYMOND C. GUERNSEY,
Secretary,
Lansing Planning Board.

OFFICIAL PROCEEDINGS OF THE PLANNING BOARD OF THE CITY OF LANSING

Proceedings, March 21, 1972

The meeting was called to order at 7:35 by Chairman Black.

ROLL CALL

Attending: Barnhart, Black, Gaus, Horne, Remick.

Late: Fink (7:42).

Absent: Anderson (excused), Pawlak (excused).

Chairman Black welcomed Mrs. Horne as the new member of the Planning Board.

HEARINGS

P-2-72 Cavanaugh Heights Subdivision Preliminary Plat

Benedict Novello of 123 West Cavanaugh, presented petitions gathered in the Cavanaugh Road area which opposed the plat. Their feeling is that with schools and a park in the neighborhood the streets are too narrow, should widening be required the front lots would be very shallow. The petition specifically dealt with the extension of Cavanaugh Road to Logan.

Mrs. Martha Taylor of 900 West Cavanaugh Road objected because her home is

at the deadend of Cavanaugh. At this time traffic comes too close to their home, if more traffic is made possible by the extension there will be a danger of increased traffic accidents at the corner.

Max Seeds spoke for his mother, Mrs. Arthur Seeds who lives at 936 Pierce Road. He asked who will pay for the curb, gutters and sidewalks that will be required for the development, also if there would be additional taxes involved.

Mr. Fountain of the Planning Staff stated that all such expenses were to be borne by the developer as the street fell within the plat.

Mr. Seeds asked about the type of buildings and parking spaces.

Mr. Fountain stated the staff understood the buildings would be brick and that two spaces would be required per unit for parking.

Kenneth Knapp of 901 West Cavanaugh asked what type of buildings were being requested, how many units, the type of buffer zones, and how many stories.

Mr. Fountain stated that the apartments would be two story; there would be a total of 48 units in the buildings.

Mr. Knapp asked if there would be a buffer zone between the apartments and the already existing residences.

Mr. Gaus asked what the maximum number of units per acre would be.

Mr. Fountain replied that the maximum is 29 per acre.

Mr. Knapp replied that in his opinion this is too tight, a residential area with families established and also multiples coming in would be too crowded.

Several homeowners voiced their opposition to having multiple dwellings being put so close to their homes.

Mr. Guernsey stated that the plat will need some adjustment, and that what had been presented is not final.

Mr. Gaus asked if there would be sufficient parking and green area.

Mr. Fountain stated the minimum requirements were met.

Floramae Novello asked if there was a possibility of putting in cul-de-sacs instead of the extension.

Mr. Guernsey stated that the Master Plan has proposed the extension of Cavanaugh Road. The problems mentioned with traffic are valid; however, another problem exists for the people to the north of the high school who get heavy traffic also.

Mr. Knapp asked when the project is supposed to take place.

Mr. Guernsey said Mr. Bondarenko hopes to start construction in the spring.

Recess: 8:00-8:10.

Chairman Black stated that Mrs. Horne would take over Mrs. Aldrich's position on the Buildings and Properties Committee as Chairman and on the Zoning Committee, until the end of the fiscal year.

Approval of Minutes of February 1, 1972.

Motion by Remick, seconded by Gaus that the February 1 minutes be approved subject to a correction on Page 3, i.e., that Bob Browder be changed to "Brawner".

Motion carried by unanimous vote.

ZONING

No report.

STREETS

P-2-72

Motion by Barnhart, seconded by Gaus that the request by John Bondarenko for preliminary approval of a plat known as Cavanaugh Heights Subdivision be tabled until a new site plan is received which is acceptable to the Traffic Department.

Motion carried by unanimous vote.

ROW-2-72

Motion by Barnhart, seconded by Fink that the request by the Lansing School District to vacate that portion of a 20 foot wide public alley which lies on Lot 13, Assessor's Plat no. 46, City of Lansing, also known as 2112 South Cedar Street be approved, subject to the Board of Water and Light retaining easement rights for the anchor guy in the southwest corner of the property.

The Board could not find where it was necessary to retain this alley in public ownership, and therefore recommended the alley be vacated.

Motion carried by the following vote:

Yeas: Barnhart, Black, Fink, Gaus, Horne, Remick.

Nays: None.

SS-16-64 Pleasant Grove Extension

Mr. Guernsey reported that in November

of 1969 the Planning Board had recommended the extension of Pleasant Grove Road south on a diagonal alignment near Harry Hill High School. The City Council Public Service and Highways Committee has not yet acted on it, and recently the Council instructed a realtor to acquire land for the right-of-way extension. The Planning Staff is researching to see if this acquisition is in conformance with the Board's recommendation. Some people from Model Cities will be affected by the action and will probably be coming before the Board to contest any action.

Mr. Fink asked if the action now being taken is generally following the Board's recommendation.

Mr. Guernsey replied that it appears that the plan is similar but the Planning Board wanted a higher volume carrier and also the suggested plan is for a narrower right-of-way than the Board originally recommended.

Discussion followed concerning the area that would be affected.

BUILDINGS AND PROPERTIES

BP-3-72

Motion by Horne, seconded by Fink, that the Planning Board recommend to Council that the City of Lansing acquire title to Lot No. 8 except the east 20 feet thereof of Block 195, Original Plat of Lansing, if this can be obtained for payment of past due taxes.

The Department of Natural Resources has requested Lansing's view regarding property ownership as the property had reverted to the state for nonpayment of taxes.

The Parks Board and the Waterfront Development Board have both been contacted for their opinions regarding this parcel. The Parks Board has stated that if the land can be obtained for payment of past taxes they would recommend city ownership. There has not as yet been a response from the Waterfront Development Board.

The Lansing Master Plan does not specifically map this portion of the river for public acquisition but does recommend that:

Land adjacent to the . . . Grand River . . . should be acquired as reservations with parts developed for park purposes.

Motion carried by the following vote:

Yeas: Barnhart, Black, Fink, Gaus, Horne, Remick.

Nays: None.

URBAN RENEWAL AND HOUSING

In regard to the withdrawal of the proposal for the first block of Urban Renewal,

Mr. Guernsey stated he felt the Board should encourage Redevelopment to advertise nationally for the overall development of the block.

Mr. Fink asked what is the possibility of this work being done along with the Downtown Business Division toward that end.

Mr. Guernsey felt it would be best to encourage their involvement, but that total block development could well involve attracting major national developers.

ORDINANCE

No report.

CAPITAL IMPROVEMENTS

No report.

FINANCE

No report.

EXECUTIVE

Doxiadis Central City Study

Mr. Guernsey reviewed briefly the Doxiadis proposals and emphasized the effect this could have on urging redevelopment housing in the area and also influence state officials of what the schemes would entail.

The Planning Staff had prepared several sketches which Mr. Guernsey used in illustrating some changes that might be considered for the downtown area. Mr. Guernsey stated he thought it would be good as an additional step to put all the schemes together—staff and Doxiadis. The City Council has requested that Mr. Guernsey make presentations on a state and city level.

PLANNING DIRECTOR'S REPORT

Personnel

Mr. Guernsey introduced John Salmons who will be working in the Current Planning Division.

Chairman Black asked if there had been any word on a staff member for the Waterfront Development Board.

Mr. Guernsey stated they will probably be making an announcement regarding that matter within the next few weeks.

William Acheson has been hired under the PEP Program and has been working with Mr. Brown and Mr. Guernsey to finish some longstanding projects.

West Side Educational Facilities Ad Hoc Committee Report

Richard Baker of the Model Cities Staff reported that since he had last appeared before the Board to give them a resume of the content of the report, it had been submitted to the Board of Education and the Model Cities Policy Board. The Committee had been charged with studying the curriculum and facilities of the River Island Area schools. Mr. Baker went on to inform the Board of the findings of the Committee and the recommendations made. There were four basic areas the Committee dealt with in drawing their conclusions. Maps were used to illustrate types of zoning taking place in the area. All of the material presented at the meeting had been sent to the Board in the written report.

Chairman Black asked if the same report had been made to the Board of Education.

Mr. Baker did not make the presentation to the school board, but had been present when the chairman of the Committee had made the presentation.

Mrs. Horne asked for a definition of equal educational opportunity.

Mr. Baker replied that the definition would cover a wide range of things.

Discussion followed concerning busing, materials, and special helps being used in the school system.

Mr. Fink stated he felt one area the Board could cooperate in the study was to suggest suitable sites for future schools; he asked if any work had been done to accomplish this end.

Mr. Guernsey stated that a great deal of staff time has been spent on the study. In the area of involvement, to his knowledge, this is the first time a joint study has been done with the Board of Education.

Dr. Remick stated a report will be made from the school system's citizen committee on April 20, the Board of Education is waiting for their recommendations before reporting back to the Planning Board. In this area they are trying to include residents on the planning level rather than having citizens receive word of "what has been decided."

Mr. Guernsey stated that one staff member had been working on the study and that others would be involved as recommendations came in.

Mr. Gaus asked about the preparation of the minority report that had been enclosed with the formal report.

Mr. Baker stated that the report had not been approved by the River Island Committee, but did contain many valid conclusions.

Mr. Gaus stated he thought the content of the report was good but some of the statements outspoken and demanding.

The West Side Educational Facilities Ad Hoc Committee Report will be studied and a recommendation made at a future date.

Annual Arrangements

Mr. Guernsey explained the concept under which the Annual Arrangements Package which goes to HUD is now being planned: the Administrative Committee is looking at all possible sources of federal funding which might be utilized by the city. It is basically a negotiated funding agreement done on an annual basis between the city and the federal government. One value of working out the program is to establish important priorities which might otherwise tend to be overlooked. One purpose of the package is to improve the city's development activities.

One of the federal concerns in Lansing is code enforcement. If the package is to be accepted, code enforcement needs to be a prime consideration.

Negotiations with the federal government will begin soon, with Mr. Guernsey acting as the prime speaker for the city along with Mr. Zimmerman of Redevelopment, and Mrs. Warr of Model Cities.

Dr. Remick asked if there had been any thought given to attaining a better staff relationship enabling non-government services, the School Board for example, to work more closely with the Committee.

Mr. Guernsey suggested the City Council be approached with that suggestion.

OTHER COMMUNICATIONS

Note from Mrs. Virginia Hutcheson
re: ARTRAIN Assistance

Chairman Black noted the thanks received from Mrs. Hutcheson to the staff in regard to preparing for ARTRAIN displays.

NEW BUSINESS

Mr. Brown reported that he had met with a group from the Parks Department of the city and East Lansing citizens to work on bike paths and trails. \$40,000 is being asked in East Lansing from the Open Space Fund for the project. The Lansing Parks Department has been working already on recreational trails.

Chairman Black referred the study to the Streets Committee.

Adjourned: 9:35 p.m.

RAYMOND C. GUERNSEY,
Secretary,
Lansing Planning Board.

N.M.

OFFICIAL PROCEEDINGS OF THE PLANNING BOARD OF THE CITY OF LANSING

Proceedings, April 4, 1972

The meeting was called to order at 7:35 by Chairman Black.

ROLL CALL

Attending: Black, Gaus, Horne, Pawlak, Remick.

Late: Anderson (7:37), Barnhart (7:40), Fink (7:45).

Absent: None.

HEARINGS

Z-10-72 portion of Beechfield Avenue

DM to CUP

Michael Cavanaugh was present to speak for the petitioner, William Warner. Mr. Cavanaugh stated that as the parcel is already zoned for multiple use, Mr. Warner's request is actually for a density reduction. Mr. Warner believes that he can enhance the area with a decrease in units, there will be no question of sufficient parking, and will be similar to other townhouse developments in the area. Mr. Cavanaugh presented sketches of the proposal, for individual units, the extension of lots in question (approximately eight) and a sketch of the plat and attached extension of lots.

Robert Spalding, 6305 Marscot Drive, had called in his objection to the rezoning before the meeting.

Referred to the Zoning Committee.

Z-11-72 3307 West Holmes Road

A-1 to multiple

At the petitioner's request, the hearing was deferred to a later meeting.

Z-12-72 5852 South Logan

A-1 to F

Phil Walter was present to represent the petitioner, Bruce Maguire, Jr. Mr. Walter stated that in July of 1971 the Bay Station had been purchased, in August they had a

rezoning petition and in November the City Council voted to amend the petition to E-2 as at that time there were no definite plans for the extension of the service station. In the interim an option has been taken on the property next door, and their intention is to expand the station to the south. Mr. Walter showed a rendering of a service station now being renovated and modernized, much the same pattern which will be used on the Bay Station. They have received a liquor takeout license for a similar rezoning case, and therefore, are asking for the same consideration on the present case.

Referred to the Zoning Committee.

Z-13-72 5200 block South Waverly Road

A-1 to D-1

Jim Barret was present to represent the petitioners, Garfield Bowman and Leo Barnes. Their petition is to rezone only a portion of their property for professional office use. There are many apartments and multiple family dwellings in the area, but no professional offices. Mr. Barret reported that he has spoken with some doctors who are interested in locating in that area. The other uses nearby lead them to believe that the professional uses would fit in very well in that area.

Referred to the Zoning Committee.

Z-14-72 SE corner Delta River and Grand River

A-1 to D-1

Mr. Norman Farhat, attorney, was present to represent Mr. Gilbert Rubin, the petitioner. He stated that the property has been owned by Mr. Rubin for several years; Mr. Rubin's father developed the area. The restriction on the plat was for single family homes with the exception of the parcel under consideration and one other lot. They were to be used for professional purposes. Before the property was annexed it had been zoned commercial, only upon annexation did it receive an A-1 zoning. The property has been vacant ever since the platting. The property does not seem to be desirable for a single family home, therefore, Mr. Rubin wants to make use of his property

by investing approximately $\frac{1}{4}$ million into the project. The property is adjacent to the school playground. Mr. Farhat suggested that due to the rate of traffic accidents at that intersection a traffic signal might be needed. Mr. Farhat finally stated that he believed the petitioner should be considered as his property lies idle, that he has a right to utilize the property instead of always receiving area opposition.

Mr. Remick asked how many office complexes Mr. Rubin would propose to put on the site.

Mr. Rubin replied that the building would contain about 15,000 square feet, and that the number of offices would depend on the way the building is leased.

Mr. Edward Spence of 2208 Delta River Drive, spoke in opposition to the proposed rezoning and stated petitions had been gathered from 310 people in the area sharing his feeling that the property should not be rezoned. The area is a good residential area and they are very adamant about not being invaded and encroached upon by non-residential uses. Whether a traffic signal were installed or not, if a commercial use were to be of any value it would increase the number of cars.

George Libera of 2125 Delta River Drive, has lived there for 22 years and they have fought continually the commercial development. They have good homes in the area and want to keep it that way.

Jeff Dye of 2813 Delta Street, asked where the entrances and exits for the building would be.

Mr. Rubin stated they would be on Delta River Drive.

Mr. Dye stated he is concerned that if the traffic goes on to Delta River it is more depreciating to the area than if on Grand River, he also had received similar comments from some City Councilmen.

Mr. Rubin stated he could not get ingress and egress off Grand River.

Mr. Dye commented in conclusion that looking at service stations, particularly in their area (where three have closed recently), a doctor's office would generate more traffic than a service station; the school would contribute to having small children near the site. As to the detrimental effect on the area, one professional use might not be too bad, but that would set a precedent such as the corner of Saginaw and Waverly.

Doris Dittman of 2111 Delta River Drive was opposed to anything but a residential building on the site, she also stated that the land sloped and a large building would cause drain onto her land.

Mrs. Helen Harasti of 3801 North Grand River, stated that the property was beautiful and requested that the Board allow it to remain that way so that the many people near retirement age in the area could enjoy it.

Arnold Lange of 1935 Cumberland Road stated he thought the property would make a beautiful residential site, and requested further information on the type of building proposed.

He also stated that there are no sidewalks in front of the property, and in view of some rather obvious problems asked why they don't go downtown where professional offices are wanted.

Mr. Farhat presented to the Board a copy of the restrictions on the subdivision as recorded in 1946.

Referred to the Zoning Committee.

Z-15-72 1000 block Barr and Willemma

A-1 to J

George Wilson was the representative from the local electrical union. They are requesting the rezoning in order to put in parking next to the building they are remodeling. They now have some parking but realize they will need more.

Mr. Gaus asked how many parking spaces would be available when completed.

Mr. Wilson replied they hoped between 80 and 90, including the on-street parking.

Mrs. Hermine Breddeman whose property abuts the proposed parking lot asked if there would be a fence around the lot.

Mr. Wilson stated they would provide whatever screening and fencing is necessary for separation from the residential properties.

Galen Warfield, 1026 Willemma, asked what would be done to control parking and the lot being used for other purposes at night.

Mr. Wilson replied that the lot would be lighted to discourage vandalism.

Referred to the Zoning Committee.

Z-16-72 6300 block South Grovenberg Road

A-1 to DM

Jim Dyer was present to represent Vincent Novello, the petitioner. Their plan is to build a two story building to the rear of the property to blend in with the development already there.

Mr. Gaus asked what the building would look like.

Mr. Dyer stated that the front would be brick, the sides would be aluminum siding with the parking on the side.

Chairman Black acknowledged that a petition opposing the rezoning had been received in the Planning Office.

Mrs. Mary Jordan of 6267 Grovenberg Road stated that she is opposed to the proposal, the area is single family, the property value would depreciate, traffic would increase and be hazardous to the children, and finally could see no need for multiples in the area.

Mr. John Jordan, 6267 Grovenberg Road asked how large the lot would be and what direction the building face.

Mr. Dyer replied that it would be on the north lot, running east and west.

Referred to the Zoning Committee.

Z-17-72 southwest corner Syringa and Cedar

A-1 to D-1

Mr. Ted Hacker was present to represent Miss Leah Hacker (his aunt), the petitioner. His firm had been engaged to find a leasor, and several people had been interested in the property for professional use. As the property is zoned A-1 they have not been able to proceed further. According to the Master Plan the property is proposed for D-1 professional use. There is commercial use close to the property, however, as Miss Hacker's property would be next to the proposed rezoning she is concerned about what would be next door. They do not have a particular proposal but do have several interested people, so want to rezone the property to accommodate them. There are already commercial and professional uses in addition to the residential uses.

Mr. Anderson asked if Miss Hacker owned the property to the west.

Mr. Hacker responded that it was owned by a policeman.

Roy J. Becker, 404 Syringa Drive stated he had no objection to the rezoning but was concerned that the type of building put in could be conflicting if it were many stories high.

Mr. Guernsey stated that the maximum allowable height in the D-1 office district is three stories, but that there is a restriction of one parking space for every 400 square feet of office space. The site would therefore limit the height because of limited parking space.

Mr. Becker wanted to know if fencing between his and the proposed property would be required.

Chairman Black explained that the staff had recommended screening and fencing.

Mr. Phil Walter, representing Wolverine Development Corp., which owns considerable land on South Cedar, recommended that the Planning Board recommend the petition for approval.

Referred to the Zoning Committee.

d. Citizens seeking information or desiring to present matters for next Board meeting.

MH-1-72 Mill Pond Mobile Modular Village

David Jokinen was present to speak as the developer of the property. They are now in the process of preparing a site plan. A rendering of Phase I which will cover approximately 60 acres was shown. All governmental and public agencies had been conferred with regarding their requirements. In 1973 they plan to proceed with Phase II and/or III. Next shown was a detail of the type of mobile homes that will be sold. They are working towards a five-star rating for the park, which is a national rating, and are hoping to even exceed those standards. They are also going to have lots for double wide trailers, and will begin using wide shallow lots.

After discussion of staff time needed for the advertisement of the public hearing, there was a motion by Gaus, seconded by Fink that the petition be put on the April 18 agenda, providing legalities can be complied with.

Motion carried by unanimous vote.

RECESS: 8:50-9:25.

Business Session

ZONING

Z-10-72

Motion by Gaus, seconded by Anderson that the request by William J. Warner for approval of a Community Unit Plan off the south end of Beechfield Drive, more particularly described as Lots 92,, 93, 94 and 95 of Marscot Meadows No. 2, and Lots 170, 171, 172, and 173 of Marscot Meadows No. 4, City of Lansing, Ingham County, Michigan be approved, subject to the following conditions:

1. That all requirements of other public agencies be complied with.
2. That buildings shall be used only for residential townhouses and the usual accessory uses such as garages, storage spaces and community services.
3. That no building permits be issued prior to a landscape and screening plan being submitted for the entire site and approved by the Planning Department, said plan to include:
 - A. Screening of adjacent residential properties;
 - B. Screening of the parking area along Beechfield Drive;
 - C. Screening and landscaping for those units which rear Weyerross Drive.

Favorable recommendation was also given based on the availability of services and land use relationships. The Board does not believe that the property adjacent to the area included in the plan will be adversely affected.

It is further believed that the plan is consistent with the intent and purpose of the Zoning Code, to promote public health, safety, morals and general welfare.

Motion carried by the following vote:

Yeas: Anderson, Barnhart, Black, Fink, Gaus, Horne, Pawlak, Remick.

Nays: None.

Z-11-72

Motion by Gaus, seconded by Fink that the request by the estate of Carl F. Hepfer for the rezoning of property located at 3307 West Holmes Road from "A" single family residential district to multiple dwelling district be tabled to the May 2 Planning Board meeting.

Motion carried by unanimous vote.

Z-12-72

Motion by Gaus, seconded by Barnhart that the request by Bruce J. Maguire to rezone property located at 5853 South Logan from "A" single family district to "F" commercial district be granted subject to the following conditions:

1. That a ten foot strip along the east side of Lot No. 8 be rezoned to "J" parking district, and;
2. That the gas station facility at 5843 South Logan immediately to the north, more specifically described as Lots 9 and 10, excepting the southeasterly (rear) 55 feet of said lots, Plat of Valleau City, City of Lansing, Ingham County, Michigan, also be rezoned to "F" commercial district except for a ten foot strip along the east side which is to be zoned "J" parking district, and;
3. That adequate screening be provided in the "J" parking strip abutting the residential district, said screening to be one of the following:
 - A. A five foot high chain link fence with interwoven redwood slats;
 - B. A three foot high chain link fence with dense evergreen plantings, of a mature height of five feet to five feet six inches;
 - C. A five foot high decorative masonry wall;
 - D. Any other screening desired by the petitioner, subject to approval by the Planning Department.

It was further recommended that the existing single family structure on the site (5853 South Logan) be demolished upon commercial expansion into the property.

Motion carried by the following vote:

Yeas: Anderson, Barnhart, Black, Fink, Gaus, Horne, Pawlak, Remick.

Nays: None.

Z-13-72

Motion by Gaus, seconded by Anderson that the request by Garfield Bowman and Leo Barends to rezone the property in the 5200 block of Waverly Road from "A" one-family residential district to "D-1" professional office district be denied.

The proposed site is bounded by a commercial center on the north; single family houses and vacant land on the south and east; and single family residential, farm land and a service station on the west. It is considered good planning practice to locate commercial development in centers rather than in the strip commercial fashion. The Board feels that any addition to the existing commercial development along Waverly Road would have a strip commercial effect, and the integrated commercial center concept would be lost. It is also felt that allowing the rezoning could foster more strip commercial development to the south, which should be discouraged.

The Board also believes that there are adequate provisions for office use in currently zoned commercial areas within the vicinity, and they are listed as follows:

1. The southwest corner of Holmes Road and Waverly Road is zoned "F" commercial for the purpose of providing neighborhood commercial facilities which include professional offices. The site contains ten (10) acres.
2. The southwest corner of Waverly Road and Glenbourne Road is also zoned "F" commercial for the purpose of providing neighborhood commercial facilities which include professional offices.
3. The northeast corner of Waverly and Miller Roads is zoned for commercial development which is designed into the residential neighborhood for providing the necessary services. This tract of land contains eight (8) acres.

The proposed zoning ordinance calls for R1C single family residential district for the subject parcel as it does for the area south and east. The present commercial center is also zoned commercial in the proposed zoning ordinance.

The Board also recommended that the subject parcel along with the property between the commercial center and the church on Jolly Road to the east be considered for DM-1 multiple family residential zoning as

a transitional strip between the commercial center and the single family districts.

Motion carried by the following vote:

Yeas: Anderson, Barnhart, Black, Fink, Gaus, Horne, Pawlak, Remick.

Nays: None.

Z-14-72

Motion by Gaus, seconded by Barnhart that the request by Gilmore Rubin to rezone property located on the southeast corner of North Grand River Avenue and Delta River Drive from "A" single family residential district to "D-1" professional office district be denied.

Field inspection reveals that the site abuts the Reynolds Drain on the east and that the rear portion is quite low, therefore, the development of the entire site is limited for almost any use.

In a five year accident report from 1966 through 1970, a total of 45 accidents at the intersection of North Grand River and Delta River Drive were recorded. Of these 45 accidents, 16 involved vehicles westbound on Grand River which had stopped in the center lane to turn left into Delta River Drive and were struck from the rear or caused through vehicles in the center westbound lane to maneuver around them in such a manner that an accident resulted. The Board felt that a commercial use at this corner would add to the traffic problems already existing.

The Board believes that this is an established residential neighborhood with well defined boundaries. One purpose of zoning is to secure and retain a reasonable development pattern by keeping similar and related uses together and separating dissimilar and unrelated uses. The intensity and character of the development proposed would encroach on the residential character of the surrounding established development to the west and south principally through the increase of activity. There is sufficient vacant property to the west on Grand River Avenue which would be more compatible with the use proposed.

Zoning districts north of Grand River are more non-residential in character than the area in question, with the exception of the school, therefore, it would not be in the best interest of the existing residential neighborhood to allow the initial encroachment of non-residential land uses.

Grand River Avenue is now a boundary between the single family residential uses to the south and non-residential uses to the north. The proposed development would establish a precedent for future non-residential use south of Grand River in this established neighborhood. It is further pointed out that the development set-backs north of Grand River provide added protection to the residential neighborhood south of Grand River.

Introduction of a professional office zoning district at this portion of Grand River Avenue would only lead to further strip development on the south side of Grand River Avenue. The compelling reasons for any zoning amendment must be substantially related to the public welfare and necessity. This proposed amendment does not meet the criteria of sound planning principles and therefore is not in the best interest of the community.

Motion carried by the following vote:

Yeas: Anderson, Barnhart, Black, Fink, Gaus, Horne, Pawlak, Remick.

Nays: None.

Z-15-72

Motion by Gaus, seconded by Barnhart that the petition by the International Brotherhood of Electrical Workers Local 665 to rezone two lots in the 1000 block of Barr and Willemma from "A" single family to "J" parking district be denied as filed, and that the east ten feet of Lots 17 and 77 remain zoned "A" one family residential, and that the balance of the property be rezoned from "A" one-family residential district to "J" parking district and that suitable screening and fencing be provided along the east line of the "J" parking district. Said screening to be one of the following:

1. A five foot high cyclone fence with interwoven redwood slats.
2. A three foot high cyclone fence with five foot high plantings.
3. A five foot high decorative masonry wall.
4. Any other screening submitted by the petitioner and approved by the Planning Board.

Utilizing approximately 400 square feet requirement per parking space (including maneuvering area) the two lots covered by this petition could park approximately 35 cars. Whether this amount will be sufficient for the intensity of the use proposed at the union hall cannot be determined before use, however, it will contribute to parking needs.

On May 15, 1961, May 11 and, June 15, 1964, the Lansing City Council rezoned Lots 15, 16 and 78 of Battenfelds Subdivision from "A" single family district to "F" commercial and "J" parking districts. One of the conditions of that rezoning was that the "J" parking area "should be screened with a five foot high redwood or cyclone fence with dense evergreen planting along the east property line." Field inspection of the site reveals that this stipulation was not complied with.

As use of the existing structure for union hall purposes is permitted in the "F" commercial district, denial of this petition

would serve no purpose other than extending vehicular parking into the residential area to the east. This would be an undesirable situation in that it would increase traffic congestion and imperil pedestrian safety in the residential area.

The Board believes that no serious harmful effects would occur to adjacent residential properties if the rezoning were granted, providing that sufficient screening and fencing buffers were established and carried out.

Motion by Fink, seconded by Remick that the original motion be amended to a five foot buffer strip rather than the ten foot strip as recommended by the staff.

Motion to amend carried by the following vote:

Yeas: Anderson, Barnhart, Black, Fink, Gaus, Pawlak, Remick.

Nays: Horne.

Motion as amended carried by the following vote:

Yeas: Anderson, Barnhart, Black, Fink, Pawlak, Remick.

Nays: Horne.

Z-16-72

Motion by Gaus, seconded by Remick that the request by Vincent Novello to rezone property in the 6300 block of South Grovenberg Road from "A" one-family residential district to "DM" multiple dwelling district be denied as filed, and further that the property be rezoned to "C" two-family residential district.

The area immediately surrounding the proposed site is developed single family residential except for the area to the southwest, which is vacant, and the area to the east, which is zoned for a community unit plan development to allow multiple dwelling development. While this proposed multiple development is rather large, 330 units, it will be located behind the existing single family residential. The fact that the multiple development is proposed behind the existing single family development tends to lessen the overall effect of the multiple units upon the single family development. The transition between the proposed multiple and the existing single family structures is adequate for the following reasons:

1. The depth of the abutting single family lots is a large 297 feet.
2. The proposed multiple is to be located behind the existing single family development, thus lessening the overall impact upon the single family development.
3. The proposed multiple development will be built at a relatively low density of seven dwelling units per acre.

The proposed rezoning would destroy the transition from the proposed multiple family to the established single family area. The Board feels that the character of the established single-family area is sound and should be maintained.

The proposed zoning ordinance shows the site zoned R1C single family residential.

The Board further recommended that the City Council give consideration to "C" two-family residential zoning. It is believed that duplexes could be built on the site in such a manner that would not destroy the basic character of the established neighborhood and also keep a good transition between the multi-family and single family development.

Motion carried by the following vote:

Yeas: Anderson, Barnhart, Black, Fink, Gaus, Horne, Pawlak, Remick.

Nays: None.

Z-17-72

Motion by Gaus, seconded by Barnhart that the request by Leah Hacker to rezone a parcel of property on the southwest corner of Cedar Street and Syringa from "A" single family district to "D-1" professional office district be approved, providing that the west ten feet be zoned "J" parking and that the west property line be screened, said screening to be one of the following:

1. A five foot high chain link fence with interwoven redwood slats.
2. A three foot high chain link fence with five foot high plantings.
3. A five foot high decorative masonry wall.
4. Any other screening desired by the petitioner and approved by the Planning Department.

The proposed site is located on the southwest corner of South Cedar Street and Syringa Drive and the proposed rezoning is from "A" single family residential district to "D-1" professional office district. The petitioner stated that she does not feel that the property in question is suitable for a single family dwelling unit and would be better for a professional office building.

The proposed zoning ordinance shows the site as "O-1" office district.

Because of a lack of sound planning and land development along Cedar Street, one can agree that the proposed site is no longer suitable for single family residential use. The Board also believes that more intense commercial development should be discouraged along Cedar Street. It is felt that a transitional use such as multi-family or office would be best suited for the proposed site.

Motion carried by the following vote:

Yeas: Anderson, Barnhart, Black, Fink, Gaus, Pawlak, Remick.

Nays: Horne.

Z-43-70

Motion by Gaus, seconded by Barnhart that the request by Roger Lippincott to rezone the property located at 3023 North East Street from "A" single family residential district to "E-2" drive in shop district be approved, and that a ten foot strip along the west side of said property and a ten foot strip along the westerly 55 feet of the north side of said property be zoned "J" parking; with proper screening and fencing being located in said strip. Proper screening shall be one of the following:

1. A five-foot high chain link fence with interwoven redwood slats.
2. A three foot high chain link fence with a planting strip not less than five feet in height.
3. A five foot high decorative masonry wall.
4. Other screening deemed acceptable by the Planning Board.

In further discussions with the North East Street Citizens Planning Committee, it was felt that commercial development of this nature would be acceptable, providing that proper screening of the site is provided. A site plan has been submitted since the original request.

This property was evaluated as to recommended zoning standards, and finally as to its conformance to the North East Street Master Plan. The North East Street Study indicated a multi-family development for these properties, and as a result, the requests were either recommended for denial or tabled by the Planning Board.

Since the initial involvement with the North East Street Planning Committee, the Planning Staff and Planning Board have attempted to devise means of implementation in accord with the Master Plan is almost impossible.

Private enterprise is reluctant to invest in new development because of the poor land use conditions, and the uncertainty of growth potential of the area.

The Lansing City Council has not indicated that they would authorize funding for acquiring and redeveloping non-conforming uses in accord with the North East Street Master Plan.

Redevelopment in the vicinity through Urban Renewal is not on the horizon since other projects in the city demand immediate attention and have a higher priority.

In summary, major improvements to the area have not been accomplished and minor improvements are moving slowly.

On March 2, 1972, the Planning Staff met with the NESS Planning Committee and discussed the foregoing comments. The committee agreed that development was at status-quo, and that the plan implementation (especially the commercial strip along North East Street) was almost impossible at this point in time.

However, the committee does believe that improvements such as fencing and screening of commercial properties from adjacent residential properties, improved commercial parking area, and maximum structural improvement can be achieved.

The NESS Planning Committee further believes that with basic improvements being encouraged for the existing commercial development, and more effort directed toward public improvements for the interior or residential areas, there will be more and stronger solutions to implementing the plan as initially considered in the future.

Motion carried by the following vote:

Yeas: Anderson, Barnhart, Black, Fink, Gaus, Horne, Pawlak, Remick.

Nays: None.

Z-37-71

Motion by Gaus, seconded by Barnhart that the petition by Mrs. C. Vandecar to rezone property at 3130 North East Street from "A-1" to "F" be tabled until a land survey is received by the Planning Department.

Motion carried by unanimous vote.

Z-2-72

Motion by Gaus, seconded by Anderson that the request by the Spartan Development Company to rezone property located at 3306 North East Street from "A" single family residential district to "F" commercial district be approved, providing that a ten foot strip along the east side of the property in question is zoned "J" parking, and providing acceptable screening is erected along the east property line. Screening is to be one of the following:

1. A five foot high chain link fence with interwoven redwood slats.
2. A three foot high chain link fence with a planting strip not less than five feet in height for the entire length of the property.
3. A five foot high decorative masonry wall.
4. Any other screening suggested by the applicant and approved by the Planning Department.

The NESS Planning Committee was also consulted on this petition and their final opinion was concurrence with the staff and Board for development with fencing and screening from residential properties.

Motion carried by the following vote:

Yeas: Anderson, Barnhart, Black, Fink, Gaus, Horne, Pawlak, Remick.

Nays: None.

MH-1-72

Motion by Gaus, seconded by Anderson that the preliminary site plan of Mill Pond Mobile Home Village be approved and that formal application be acknowledged for the public hearing.

Yeas: Anderson, Barnhart, Black, Fink, Gaus, Horne, Pawlak, Remick.

Nays: None.

Z-14-72

Motion by Fink, seconded by Remick that the Planning Board recommend to the petitioners in opposition to the proposed rezoning at Grand River and Delta River Drive that they make a concerted effort through their contributions and appeals to have the subject property dedicated to the City of Lansing for public park purposes.

Chairman Black noted that area residents have not been in favor of any proposal for that corner, and that the property owner cannot be expected to have his land lie idle indefinitely.

Motion carried by unanimous vote.

STREETS

LS-7-72

Motion by Barnhart, seconded by Gaus that the application by James Heppinstall to split the north 110 feet of Outlot "A" of Elmwood Farms Subdivision into two 55 foot parcels which have frontage on Somerset Road be denied.

Michigan Act No. 288, Public Acts of 1967, Subdivision Control Act, sets forth in Section 560.102 (g) that an outlot within a recorded plat means "a lot set aside for purposes other than a building site." Also, the Lansing Subdivision Regulations specify that an outlot may not be used for building purposes. Under the present restrictions, therefore, this Board cannot authorize the splitting of the north 110 feet of Outlot "A" into two residential building sites.

Motion carried by the following vote:

Yeas: Anderson, Barnhart, Black, Fink, Gaus, Horne, Pawlak, Remick.

Nays: None.

Motion by Barnhart, seconded by Gaus that the request to split Lot No. 67 of Elmwood Farms Subdivision be tabled until such time that additional soils information can be obtained from the petitioner regarding building suitability of the parcel.

Motion carried by unanimous vote:

BUILDINGS AND PROPERTIES

No report.

URBAN RENEWAL AND HOUSING

Approval of Contract for Urban Design

Mr. Guernsey explained that the Community Renewal Program is a planning function to look at the needs for rebuilding in the older parts of Lansing. The Urban Design Analysis is 2/3rds funded by the city and 1/3 federally funded; its purpose is to set standards for guiding in development—screening, landscaping and to protect aesthetically pleasing views throughout the city.

Mrs. Bautista of the CRP Staff explained that there is a September 1 deadline on the study, and that a consultant is needed to guide the staff in completing the total analysis.

Motion by Fink, seconded by Barnhart, that Johnson, Johnson and Roy be placed under contract to accomplish the Community Renewal Study.

Motion carried by unanimous vote.

Mr. Guernsey reported that Block 1 of Urban Renewal has a status at present of:

1. Retaining the liquor license for the block.
2. Not returning the down payment deposit.
3. Advertising for national developers to come in and develop the block.

ORDINANCE

Zoning Ordinance

Mr. Pawlak stated that staff expansion will allow the staff to complete work on the ordinance.

Amendment to Zoning Code: Definition Auto Service Station

Motion by Pawlak, seconded by Gaus that the following definition of auto service station be referred to the Ordinance Committee for consideration and report:

Automobile service station is a building or buildings, structures and adjoining space used for the sale and dispensing of motor fuel from fixed equipment into the fuel supply tanks of motor vehicles and for the sale and dispensing into or installation on motor vehicles of lubricants and operation supplies and/or where if within a building, Automotive tires, batteries, parts and accessories may be sold, installed, services as tire repairing, battery recharging, cleaning and polishing of vehicles, chassis lubrication, minor repairs and adjustments such as ignition, carburetor, tune up, balance and alignments may be rendered. Also, items of personal comfort such as soft drinks, candy bars, chewing gum and items of this nature may be dispensed.

Motion carried by the following vote:

Yeas: Anderson, Barnhart, Black, Fink, Gaus, Horne, Pawlak, Remick.

Nays: None.

CAPITAL IMPROVEMENTS

Mr. Remick called a luncheon meeting for Wednesday, April 12, of the Capital Improvements Committee.

FINANCE

Mr. Guernsey commented on the budget cut as announced by the Mayor in which 19 vacant positions in City Hall will not be filled for the coming fiscal year—eight of the vacancies are within the Planning Department.

The department is being called on to do more and more work for the Mayor and City Council, now it will necessitate operating under a constant strain if there is to be this considerable staff shortage.

EXECUTIVE

Doxiadis Central City Study

Mr. Guernsey reported on a luncheon meeting of the City Council members, Mr. Doxiadis, Mr. Sisler and Mr. George. After the meeting, Mr. Sisler and Mr. Doxiadis met with the governor. Since that time Mr. Guernsey had been asked to speak before the Transportation and Planning Committee of the Chamber of Commerce. At that meeting the study recommendations were well received. Their recommendation will go to the Chamber of Commerce Executive Board for their action.

West Side Educational Facilities Ad Hoc Committee Report

Motion by Pawlak, seconded by Gaus that the report be accepted and that those recommendations pertaining specifically to land use be referred for specific action by the Planning Staff.

Chairman Black suggested that the recommendations returned by the staff then be referred to appropriate committees.

Motion carried by unanimous vote.

MSPO

Mr. Fink will be representing the Planning Board at the MSPO Conference.

Park land being traded for church property

Mr. Guernsey reported on the discussion going on regarding the trading of park land for church property. At this time there has been no definite value placed on the properties. The park land is not totally suitable for building. Many people in the area think the park land with the cattail swamp is ideal for natural observation and conservation.

Motion by Remick, seconded by Barnhart, that the staff attend the meeting and make known the land use suggested in the Master Plan.

Motion carried by unanimous vote.

PLANNING DIRECTOR'S REPORT

ASPO Conference

Mr. Guernsey stated that the American Society of Planning Officials Conference will be held in Detroit, he requested that any Board members who would be able to attend the meeting do so. Copies of the schedule will be sent to Board members.

NEW BUSINESS

Motion by Fink, seconded by Pawlak, that Mr. Anderson be excused from the April 18 meeting.

Motion carried by unanimous vote.

ADJOURNED: 10:43.

RAYMOND C. GUERNSEY,
Secretary,
Lansing Planning Board.

N.M.

Therefore Let It Be Resolved that Resolution No. 242 be rescinded.

Motion made by Commissioner Clapp, supported by Commissioner Sliker, to adopt Resolution No. 244, and upon roll call the ayes and nays were as follows:

Ayes: Blair, Clapp, Riley, Sliker.

Nays: None.

The President thereupon declared the motion carried.

The meeting was adjourned.

OFFICIAL PROCEEDINGS OF THE PLANNING BOARD OF THE CITY OF LANSING

Proceedings, April 18, 1972

The meeting was called to order at 7:35 by Chairman Black.

ROLL CALL

Attending: Barnhart, Black, Gaus, Horne, Pawlak, Remick.

Absent: Anderson (excused), Fink.

HEARINGS

MH-1-72 Mill Pond Mobile Modular Village Site Plan Review

The petitioner was not present when called on for his presentation.

Alex J. Bagner, owner of property south of the proposed village, stated he is not opposed to the village unless it is going to be a high density development. He asked what the density would be.

Mr. Guernsey stated he thought the average density would be five to seven units per acre.

Mr. Bagner stated that according to the notice sent by the Planning Department, the density would be higher than that stated by Mr. Guernsey. According to his knowledge, there needs to be consideration of space for roadways, etc., and he would be opposed to such crowding.

Mr. Guernsey stated that according to the developer the park they are proposing exceeds the qualifications for a five-star rating. Since the developer was not present to answer, he could not refer Mr. Bagner's questions, however, according to information in the possession of the Planning Department, all qualifications for a mobile home park are met.

Mr. Bagner stated he thought the property would be too crowded.

Referred to the Zoning Committee.

Z-70-69 5500 South Cedar Street CUP Amendment

Tom Mulder, President of Geert D. Mulder and Sons, Inc., was present to speak on their amendment to the original community unit plan. They are proposing a three section development, one section will be row houses with four to eight units per building, one section will be apartments, and the other section five-family condominium units.

Mr. Gaus asked how many units are being requested.

Mr. Guernsey stated that 12 were originally applied for, eight were recommended by the Board, and now 9.33 units per acre are being requested.

Mr. Guernsey asked what the total area of the project is.

Mr. Mulder replied that there are 20.56 acres in the total project, later on they will ask for additional units.

An unidentified man in the audience asked if the Board would allow additional units.

Mr. Guernsey stated that if more units are desired, the petitioner will have to come before the Board again, at this hearing only the amendment is being considered.

Mr. Remick asked if Mr. Mulder has the right-of-way for the extension of Kay-north Road to Armstrong.

Mr. Mulder replied that there is an easement that has to be acquired.

Mr. Gaus asked if two parking spaces per unit were required for elderly apartments.

Mr. Guernsey stated that all apartments in the city are required to have two spaces per unit, sometimes the Board will relax the requirements for a special purpose such as elderly.

Daisy Bennett of 532 Northrup presented a petition in opposition to the proposal, the petition had been gathered from residents in the abutting areas to the proposed CUP.

Peter Jackson, 568 Armstrong Road, stated that in 1969 10-12 units per acre were requested to be put in. They objected because of the traffic problem. His objection is still to the traffic that will be brought in. The roads should be improved for major access before any higher density is encouraged. There are already many apartments in the area and many school children affected by the heavy traffic. Mr. Jackson also had a letter from the Rosemont Manor Nursing Home stating that the congestion and traffic would not be good for the people in the nursing home.

Chairman Black asked about the seeming discrepancy between Mr. Jackson's statements concerning the poor streets in the area and the map that had been shown to the Board.

Mr. Guernsey explained that many of the streets in that area are known as "paper streets", streets that came into the city upon annexation but that have never had improvements completed. The city has an obligation to eventually improve them.

Mr. Jackson asked if any communication had been received from the traffic engineer. Mr. Jackson and Mr. Pohl had been out to view the area and Mr. Pohl stated he would not approve the concept unless there would be an extension of Joshua Street south to Miller Road.

Mr. Guernsey stated that the communication had been received; Chairman Black read the communication from Mr. Pohl which changed his former recommendation.

Mr. Jackson asked why they wanted to put the elderly in an area where they would not have easy access to commercial uses.

Mr. Mulder stated that many elderly housing projects appeal to people who retire young and spend part of the year in Florida and part of the year here. Most of them have cars and have no trouble in traveling.

Mr. Jackson stated he thought the project is attractive but feels very strongly that Mulder needs to buy a right-of-way and put a new road out to Pennsylvania to protect the residents on the narrow streets already established.

Mrs. Whiteside of 5737 Kaynorth stated that at Louisa and Kaynorth there are times when you must wait, 15 or 20 minutes possibly, to get around the large trucks of Jury-Rowe's. She does not feel the extension of Kaynorth is feasible because of the poor traffic situation already present.

Referred to the Zoning Committee.

Chairman Black noted that the petitioner for the mobile home village had come in and with Board permission Mr. Jokinen was allowed to make his presentation.

(MH-1-72)

The petitioner and developer for Mill Pond Mobile Modular Village, David Jokinen, made the presentation for his project. The project is abutted by single family, freeway, small industrial park, and commercial. Several slides were shown to give an idea of the layout, type of mobile homes and landscaping they are planning to utilize. The people typically living in mobile homes are either under 30 or over 50. They intend to have a retiree section and clubhouse. Tot lots will be included for young children, there will be a swimming pool, sauna, indoor recreation facilities and other services which will make it a small community in itself. The trees now on the site will be preserved, they will also do intensive landscaping within the village. Many of the trailers will have more floor space than houses in some subdivisions in Lansing. The first phase (one third of the project) is scheduled to be built this summer.

Mr. Gaus asked if a modular home is a mobile home.

Mr. Jokinen stated that all units they will be bringing in will be on axles, therefore by definition, mobile units.

Mr. Gaus asked if the developer is aware of the 13 recommendations made by the staff.

Mr. Jokinen stated there was one recommendation he questioned—No. 5 for an extra turning lane—he did not feel that the numbers of traffic counts required the turning lane. Mr. Jokinen pointed out that there are also two points of ingress and egress for the project.

Mr. Alex Bagner asked if the park would be franchised, that Mr. Jokinen would sell all units himself.

Mr. Bagner asserted that Mr. Jokinen would sell all the trailers himself and would not help lessen density from other parks that are now crowded.

Mr. Jokinen stated that no trailers would be allowed in the park less than 12 feet wide (they hope to be able to keep it at 14) and no trailers older than two years. On the sales lots 14 foot wide trailers will

be stocked, however, in the first year 60 by 12 foot trailers will be allowed to come in, if under two years and also if the stipulations for the condition of the trailer can be met.

Mr. Bagner asked if they would charge an entry fee.

Mr. Jokinen stated that in Lansing there is no entry fee, he felt the market place would determine that decision.

Mr. Bagner again asked if Mr. Jokinen would charge a fee.

Mr. Jokinen stated he could not positively answer the question at this time. He had managed a park in Grand Rapids and did not charge any entry fee there.

Mr. Bagner asked about the density on the acreage.

Mr. Jokinen stated that according to his calculations there would be 5.83 units per acre.

Referred to the Zoning Committee.

c. Communication: Writer or representative in audience to give additional information

Z-100-69

Arlene Parrish, 4615 Stafford Avenue, asked if letters went from the Planning Board to the residents. Since letters were not sent no other residents knew of the matter, however, she understood that the people still felt the same. It is asking for a high building, if zoned multiple dwelling it will encourage more such buildings, they have always fought public housing and will continue to. They are afraid this will open the door to multiple dwellings in the area.

Mr. Guernsey explained that the Council's resolution had stipulated that both the Planning Board and Council would review the plans before construction. There was no public hearing held because it is strictly before the Board for review. The zoning involved had already been adopted.

Mrs. Parrish stated that the review was necessary because of steps the residents had taken to insure that multiple dwellings would not go in. When the change was petitioned for, they were assured that professional and commercial uses would go in.

Bernard Harr, Regional Manager of the Dillion Company of Akron, Ohio, was present to present the plans to the Board. They are planning an elderly high rise for people 62 years and over in age. Market Studies in Lansing have indicated a great need for this type of housing. The site was selected because all the amenities needed are present. Moderate activity areas

are well-liked by the elderly who do not like to be isolated. The parcel is 7.3 acres. In the proposed project they are using seven percent of the total area in building. An easement has been promised. A preliminary landscape plan was shown, anything further will enhance. A building rendering was shown. It is to be an "L" shaped building. They have tried to plan things which would keep the residents occupied such as horse shoes, garden plots, shuffle board, etc., which can also lead to group participation. There are individual balconies for each apartment, with sliding glass doors onto the balcony. The average size is 22 by 24 plus a 5 ft. 6 in. balcony. Their experience has been that 80 per cent of the apartments will be occupied by one person rather than couples, the maximum will be two.

There is a living room, bedroom, kitchen and bath in each apartment. The first floor contains rooms for arts and crafts, a library, a community room, etc.

Mrs. Horne asked what the rent would be per month.

Mr. Harr stated they would vary, somewhere between \$110 and \$125 per month.

Mrs. Horne asked if there would be any services in the building.

Mr. Harr answered that it was not to be a nursing home, and that all amenities are within walking distance, which was one reason for their preference for the site.

Gail Schumann from MSU asked how much research had been done in planning high rises for the elderly, she wanted to know if a high rise fits in well with a somewhat restricted life style.

Mr. Harr replied that it lends itself well because the people are close together, leaves more open space, creates a more social atmosphere, and if surveillance is sometimes needed it is made easier by the compactness.

Leona Boggs, 4635 R Street, asked if the original petition had not been for multiple, when it went to City Council, however, it was amended to exclude the multiple Zoning.

Mr. Guernsey stated that it was zoned D-1 and under D-1 zoning multiples are allowed.

Recess: 9:07-9:50

BUSINESS SESSION

Minutes of February 15, 1972.

Motion by Remick, seconded by Gaus that the minutes of February 15, 1972, be approved as printed.

Motion carried by unanimous vote.

ZONING

MH-1-72

Motion by Gaus, seconded by Barnhart, that the site plan for Mill Pond Mobile Modular Village be approved, subject to the following conditions:

1. Submission of a landscape plan to be approved by the Planning Department.
2. That cul-de-sacs and turn-arounds be so designed that fire trucks and school buses will be able to turn around easily.
3. The name Bickett Street be changed in Phases II and III to another name that will prove acceptable.
4. That a permit is obtained to impound the water of the Mud Creek Drain to make the pond, according to Act 391, Public Acts of 1965.
5. That the proposed right-of-way (center line of Willoughby Road, north 60 feet) be deeded to the City of Lansing.
6. The walk between Centennial Courtyard and Bambi's Path must be wide enough for fire apparatus and be able to support 16 tons.
7. That the specifications and recommendations stated in the Public Service Director's Report be complied with.
8. That the requirements and recommendations of the Board of Water and Light be complied with.
9. That a physical barrier of a type approved by the Planning Department be placed between the proposed lot and the pond.
10. That a tot lot be placed in each neighborhood park (Phase II and III) as a minimum requirement for tot lots.
11. That an additional access walkway at the north end of the greenbelt between Phases I and II be provided to complete the access routes.
12. That lighting be provided in the parks and pedestrian walkways as a precaution against vandalism, assault, etc., this lighting could be accomplished in keeping with the theme suggested by the petitioner.

It is further noted that this is an approval of a mobile home park, with mobile home defined as follows:

"A movable or portable dwelling constructed to be towed on its own chassis, connected to utilities, and designed without a permanent foundation, for year round living as a single family dwelling".

Motion carried by the following vote:

Yeas: Barnhart, Black, Gaus, Horne, Pawlak, Remick.

Nays: None.

Z-70-69

Motion by Gaus, seconded by Barnhart that the request by Geert D. Mulder and Sons, Inc., for consideration and approval of an amendment to a community unit plan at 5500 South Cedar be tabled for two weeks for the purpose of exploring possibilities of ingress and egress onto Pennsylvania Avenue.

Motion carried by unanimous vote.

SUP-2-72

Motion by Gaus, seconded by Barnhart that the request by Dennis C. Smith to build and fill in the flood plain of the Sycamore Creek be granted subject to the approval of the Department of Natural Resources. The subject property is located in the 1400 block of Cavanaugh Road and is described as:

Commencing in the center of Section 34, T4N, R2W, Lansing Township (now City of Lansing), Ingham County, Michigan, and running thence South on the North-South $\frac{1}{4}$ line 185.5 feet to the East line of the Michigan Central Railroad (now penn-Central Railroad) right-of-way, thence Southeasterly along said right-of-way, 268 feet to an open drain, thence N $4^{\circ} 50'$ E along said drain to the East-West $\frac{1}{4}$ line of said Section 34, thence West on said $\frac{1}{4}$ line 119 feet to the place of beginning. The above description is subject to the right-of-way of the Weigman Drain (Liber 72, page 379) and to the right-of-way of Cavanaugh Road and any other rights or easements of record.

The petitioner is applying for a special use permit in accordance with Section 36-59 of the City Flood Plain Ordinance to fill and build in the flood plain of Sycamore Creek. The flood stage in the area is 834.7 feet, while the elevation of the property at the building site is 830.1 feet. According to the ordinance, the floor of a building in the flood plain must be three feet above flood stage. The petitioner wants a variation from this three foot figure to allow the floor one foot above the flood stage.

According to Charles R. Leap, Chief of the Flood Plain Control Section of the Department of Natural Resources, the site does not lie within the floodway of the Sycamore Creek. Therefore, he feels that filling and development of this site will not be detrimental to flood flow in the area.

The City Engineer reported that the Public Service Department would have no objection to the proposed building within the Sycamore Creek Flood Plain. The permission is subject to the required approval from the Water Resources Commission and their regulations covering this matter.

They assume that the building will not encroach on the 50 foot drain easement on

the site, and that the owner is aware that there is no sanitary sewer at the present time to serve the site. A permit from the Health Department and the Building Department will be required for septic tank installation.

Motion carried by the following vote:

Yeas: Barnhart, Black, Gaus, Horne, Pawlak, Remick.

Nays: None.

Z-100-69

Motion by Gaus, seconded by Pawlak that the proposal by the Dillon Company of Akron, Ohio, to construct an eight story elderly high rise containing 220 units upon the premises in the 300 and 400 blocks of East Jolly Road be endorsed.

The property is zoned D-1 professional office, which permits the type of use proposed, however, when final action was taken on the rezoning change by the City Council on March 8, 1971, it was a condition of approval that any portion of the land proposed for multi-family use was to be reviewed by both the Planning Board and the City Council.

The basis for this condition stems from the long and very controversial litigation case on the land which was known as the Jolly—Cedar Housing Complex.

It is further pointed out that the Board of Zoning Appeals has a request to allow a building height variance from 45 feet to 70 feet for the proposed development, and also a reduction in the required number of parking spaces from 2 spaces per unit to one space for each two units.

The site under consideration is located within an area where there exists sufficient commercial development, and several acres of vacant land which is zoned commercial.

The size of the existing and potential development in this area more than provides the needed neighborhood services, and has reached the point of being defined as a community center.

The Board believes that the existing and potential commercial development in this area could only be complimented by the proposed multi-family development and that the commercial facilities will provide the needed services for the apartment residents; the commercial facilities are within walking distance of the proposed multi-family structure.

Motion carried by the following vote:

Yeas: Barnhart, Black, Gaus, Pawlak, Remick.

Nays: Horne.

STREETS

P-2-72

Motion by Gaus, seconded by Remick that P-2-72, Cavanaugh Heights, be removed from the table for reconsideration.

Motion carried by unanimous vote.

Motion by Barnhart, seconded by Gaus that the tentative preliminary plat of Cavanaugh Heights Subdivision be approved subject to the following conditions:

1. That the final plat be developed with all public improvements as required by the Lansing Subdivision Regulations and the Michigan State Plat Act;
2. That all lots be graded so that surface water will drain therefrom so as not to adversely affect adjacent properties;
3. That the developer utilize an underground electrical distribution system;
4. That the necessary easements be provided for the installation of utilities;
5. That the proprietor of the plat have title to the entire right-of-way required for the extension of Cavanaugh Road to Logan Street and that this be included in the plat;
6. That the pavement of Cavanaugh Road extended align with the pavement of Mary Avenue at Logan Street;
7. That all outstanding assessments be paid prior to development.

This plat will represent the extension of Cavanaugh Road through to South Logan Street. At the present time, the tentative preliminary plat as submitted portrays this extension as crossing two separately owned parcels of land which are not included in the boundaries of the plat. Since the entire street (through to Logan) must be constructed at one time, the inclusion of the property owners in this action who are not proprietors of the plat would normally cause considerable difficulty. In this instance, however, the person submitting the plat is proceeding to acquire the necessary right-of-way from the two property owners involved. The Board believes that this acquisition procedure should be made a condition of tentative preliminary plat approval.

Also the plat as submitted does not show a direct alignment with Mary Avenue on the west side of Logan Street. There is a slight offset in this alignment which should be corrected before the plat is finalized.

Motion failed by the following vote:

Yeas: Barnhart, Black, Gaus, Pawlak, Remick.

Nays: Horne.

Street Duplication Report

Mr. Barnhart presented a letter that had been prepared to request that Council enact the recommendations of the Street Duplication Report. Mr. Remick suggested that the implementation by quarters be suggested. There were no objections to that addition.

Motion by Barnhart, seconded by Gaus that the following letter be submitted to Council:

The Planning Board at their meeting of April 18, 1972, reviewed the status of the Street Duplication Report and its revisions as submitted to City Council during the past few months. As a result of this review, the Planning Board requests that City Council enact the recommendations of the Street Duplication Report dated November, 1971, during this fiscal year. It is recommended by the Planning Board that changes be implemented by quadrants.

It is believed by the Planning Board that this action is in the best interest of the Lansing community and such execution will facilitate the necessary planning and appropriate allocation of funds for implementing the suggested name changes by January 1, 1973. It is imperative that the maximum amount of time be provided to businesses and residents so changes can be made to stationery, checks documents and other items associated with street addresses.

The Planning Board will be pleased to discuss the implementation of the Street Name Duplication changes:

Thank you for your consideration in the matter.

Respectfully submitted,

KENNETH C. BLACK,
Chairman,
Lansing Planning Board.

Motion carried by unanimous vote.

BUILDINGS AND PROPERTIES

No report.

URBAN RENEWAL AND HOUSING

Michigan 58-13

100 Leased family units—Program Review and site selection procedure.

Jim Foulds of the Planning Staff gave a report on the existing public housing sites in the four wards of the city. The previous week he had attended a Housing Commission Meeting and took 11 tentative sites for their review.

Also it was a staff suggestion that developers be asked to include public housing in each new development.

Mr. Remick stated that the city needs to be careful about putting in high density public housing.

Mr. Guernsey remarked that the Planning Board had never recommended 100 units, in fact no more than 40 to 50 units had been suggested, however, the Board recommendations for low density had been overruled and now problems are being seen as development has taken place.

Mr. Gaus felt that a stronger policy was needed on public housing.

Chairman Black stated that the units should be equally distributed throughout the city.

It was ordered by the Chair that a map showing existing and proposed public housing sites be prepared for the May 2 meeting.

Motion by Remick, seconded by Horne that the staff prepare a letter to be sent to the Public Housing Commission in care of Marcel Elliott stating that it is the Board's policy decision that public housing sites should be scattered throughout the city.

Motion carried by unanimous vote.

ORDINANCE

No report.

CAPITAL IMPROVEMENTS

Status Report on 1973 CIP

After discussion of the 1973 Capital Improvements Reports as included in the staff report, it was ordered by the Chair that the total report be included in the minutes.

The Planning Board Committee for the Capital Improvements Program had its first quarterly review meeting on April 5, 1972.

Three major topics were discussed:

1. The Mayor's recommendations to City Council were less than 50 per cent of the recommended Program submitted by the Technical Committee and Planning Board. It is believed that the funding resources are available and the community's needs are to the point that the Capital Improvements Program must, as submitted, have greater city commitment.

2. It was suggested by the Committee that a Management Office for all city buildings be created. The function of this office would be aligned with the Building Authority and perform the coordination of placement, construction and management of all city owned buildings. This office could perhaps aid in relieving the direct budgeting difficulties and priority setting for new city structures on a departmental basis.

The Committee requests that a recommendation for creation of a management office be supported by the Board and forwarded to City Council for their consideration.

3 A request was to be forwarded to the City Attorney for a legal opinion on the city's obligation to pay off bonded debt service with property and income tax resources. It is believed by the Committee that the bonds were approved by the Citizens prior to the income tax, therefore, the commitment was made to utilize

property tax revenues for debt retirement. The 35 per cent income tax revenues should be used for new capital improvement projects.

Historically the city has been primarily using the income tax to be the major source for paying both debt retirement and new improvement projects.

The Board is encouraged to recommend to City Council that the income tax funds be used for new projects and property tax revenues be used for debt retirement.

1972-1973 BUDGET YEAR

General Fund Project Allocation Recommendations

Mayor's Recommendations to City Council

Project	Planning Board and CIP Technical Com. Recommended	Mayor's Budget Allocation Recommendation
Storm Sewers		
1-1 City Share of Storm Sewers	\$ 250,000	150,000
2-35 Urban Renewal	50,000	50,000
4-34 Jolly Road	30,000	30,000
5-38 Holmes Road West	15,000	15,000
SUBTOTAL	\$ 345,000	245,000
Miscellaneous		
1-3 Public Service Garage	\$ 170,000	140,000
2-8 South Washington Mall	100,000	—0—
SUBTOTAL	\$ 270,000	\$140,000
Streets		
8-21 Lake Lansing Road	\$ 40,000	—0—
SUBTOTAL	\$ 40,000	—0—
Parks and Recreation		
1-12 & 22 Acquire West Side Site	\$ 16,800	16,800
2-89 Urban Renewal Park	178,700	178,700
3-90 Urban Renewal Devl.	12,000	12,000
4-50 Gier Center	100,000	—0—
5-61 Edmore Park	9,000	—0—
6-112 Mini Park	10,000	10,000
7-54 Red Cedar	110,000	—0—
8-130 Sheffield Devl.	5,000	—0—
9-137 Potter Pavilion	12,000	12,000
10-77 Potter Children Zoo	9,000	9,000
SUBTOTAL	\$ 464,500	\$228,500
Fire Department		
1-21 Replace No. 6 Ladder	\$ 90,000	—0—
2-13 Squad Truck	40,000	—0—
3-16 Ambulance	15,000	—0—
4-6 Replace No. 9 Engine	43,000	—0—
5-23 Squirt Apparatus	24,000	—0—
6-22 Light Truck	15,000	—0—
SUBTOTAL	\$ 227,000	—0—

Project	Planning Board and CIP Technical Com. Recommended	Mayor's Budget Allocation Recommendation
Police Department		
11 Radio Equipment	\$ 9,500	9,500
SUBTOTAL	\$ 9,500	9,500
City Hall		
1-1 Data Processing	\$ 12,500	—0—
2-2 Equipment	\$ 12,500	—0—
3-3 Accounting Machines	\$ 10,000	—0—
4-5 DP Facilities	\$ 10,000	—0—
5-6 Police Building Renovation	\$ 25,000	—0—
SUBTOTAL	\$ 70,000	—0—
Civic Center		
1-6 Main Aud. Curtains	\$ 7,500	—0—
SUBTOTAL	\$ 7,500	—0—
Miscellaneous		
Non Conforming Structures	\$ 80,000	—0—
SUBTOTAL	\$ 80,000	—0—
CATA		
1-2 Central Garage	\$ 85,000	85,000
SUBTOTAL	\$ 85,000	85,000
TOTAL	\$1,598,500	\$708,000

Management Recommendation

Motion by Remick, seconded by Gaus that a formal recommendation be sent to City Council for the creation of a Management Office.

The Management Office would be for the purpose of administration of all City of Lansing owned property and office buildings, including City Hall.

The function of the Management Office could be aligned with the City's Building Authority and property management office to perform the coordination, placement, construction and management of city-owned property and structures. The Board believes that this office would aid in the Capital Improvements Programming Process by providing a central agency for direct budget allocation and priority setting on a city-wide basis. As a result, individual departments could concentrate budgeting on their particular responsible areas. The responsibility for maintenance and administration of land or facilities could be delegated to the appropriate department but the coordination would remain with the Management office.

The Management office as part of the Capital Improvements Process would be in a better position to recommend and monitor efficient utilization and priority budget allocations for the municipal land and buildings.

The Planning Board recommends the creation of a City Management Office to the Mayor and City Council for their consideration. This action is in accord with the Planning Board's Capital Improvements Program recommendations submitted to the City Council on February 2, 1972.

Motion carried by unanimous vote.

FINANCE

Budget Hearing

Mr. Guernsey reported that as of this date the Council had taken no final action on the Planning Department Budget, final action will be taken only after consideration of all departmental budget presentations.

EXECUTIVE

Washington-Horstmeyer Annexation

Motion by Remick, seconded by Pawlak that the land in Delhi Township bounded by I-496, the city limits, Washington Road, Holt Road and Grovenberg Road be annexed to the City of Lansing.

Mr. Brown explained that with the sewerage purification system ordered by the State, the area considered for annexation is logical in view of the services which will be extended to that area, and that now pays no taxes to the city.

In making this recommendation, the Board considered the effective, efficient provision of utilities and other municipal services, the dependence of future residents on the employment opportunities and cultural resources provided by Lansing and the ability of Lansing's governmental structure to guide development and make available other governmental aid as required. It should be noted that the proposed annexation is in an area of Lansing's service responsibility.

Motion carried by the following vote:

Yeas: Barnhart, Black, Gaus, Horne, Pawlak, Remick.

Nays: None.

Request Additional Employees, PEP Program

Motion by Remick, seconded by Barnhart that the staff be directed to request that Council authorize the employment of additional employees under the PEP Program.

Motion carried by the following vote:

Yeas: Barnhart, Black, Gaus, Horne, Pawlak, Remick.

Nays: None.

PLANNING DIRECTOR'S REPORT

Doxiadis Central City Study

Mr. Guernsey reported that he, Kenneth Black, Edward Remick and Councilman Ferguson had been over to the State Journal where they had discussed the Doxiadis Study and Proposals.

Personnel

The vacant graphics technical IIB position had been filled by Ron Robinson, formerly employed at Community Design Center.

Tape Recorder

Mr. Guernsey was pleased to report that after many requests for a new tape recorder for use by the department, the Council had given a recorder, in possession of the Police Department, to Mr. Brown after a Committee of the Whole meeting when the matter had been discussed.

NEW BUSINESS

Motion by Gaus that Mr. Fink be listed as excused.

Motion failed for lack of support.

Great Lakes Bible College Property

Mr. Barnhart presented a letter to Mr. Brown to be referred to the Historic District Committee regarding the acquisition of the Great Lakes Bible College Property.

Referred to the Buildings and Property Committee.

Adjournment: 10:52 P.M.

RAYMOND C. GUERNSEY,
SECRETARY,
Lansing Planning Board

N.M.

26 and Pat Winans to attend the 99th Annual Forum and Exposition of National Conference on Social Welfare in Chicago on May 28 through June 2, 1972.

RESOLUTION 247

Whereas, management, social service and funding techniques change periodically and

Whereas, the Department of Housing and Urban Development has encouraged Housing Commissioners and staff members of such commissions to attend institutes, seminars and other conferences to keep abreast with the changes in techniques and methods in dealing with the problems related to the building and management of units of Public Housing and problems related to the residents of Public Housing,

Therefore, Be It Now Resolved that the Lansing Housing Commission authorize and approve the expenditure of necessary funds for the Director and the administrative assistant and any interested Commissioner to attend the Housing Management Institute held under the auspices of National Association of Housing and Redevelopment officials in Atlanta, Georgia on April 23 through 26 and

Let It Be Further Resolved that the Community Services Coordinator be authorized and approved the expenditures necessary to attend the 99th Annual Forum and Exposition of National Conference on Social Welfare in Chicago on May 28 through June 2, 1972.

Motion was made by Commissioner Clapp, supported by Commissioner Bates to adopt Resolution No. 247 and upon Roll Call, the Ayes and Nays were as follows:

Ayes: Bates, Clapp, Riley.

Nays: None.

The President thereupon declared the motion carried.

President Riley suggested a letter be sent to the Mayor office or to the appropriate officials regarding the omission of the Housing Director's name on the Committee for the Annual Arrangements Program.

The meeting was adjourned.

OFFICIAL PROCEEDINGS OF THE PLANNING BOARD OF THE CITY OF LANSING

Proceedings, May 2, 1972

The meeting was called to order at 7:40 by Chairman Black.

ROLL CALL

Attending: Anderson, Barnhart, Black, Gaus, Horne, Pawlak, Remick.

Late: Fink (7:45).

Absent: None.

HEARINGS

Z-11-72 3307 West Holmes Road A-1 to DM-1

Robert Douglas, 3324 Glenbrook Drive, spoke in opposition. Because the ground to the rear of the property is low and will cause flooding, he does not feel there will be sufficient space, and he also asked for

a description of the building type. Mr. Douglas stated it would devalue his property.

Referred to the Zoning Committee.

Z-18-72 911 Bement Street C-2 to J

Jewel Silva, 910 Hickory Street spoke in opposition to the proposal. He lives across from the property and feels it will devalue his property. Mr. Silva stated further that the parking lot would only increase the noise and there is sufficient of that already. He also stated it was a poor section for such a use.

Referred to the Zoning Committee.

Z-19-72 South Cedar and Edgewood Drive A-1 to DM-1

Dick Neller of the Walter Neller Company, the petitioner, stated that the petition was to further the planning they have already done on the plat already approved. Construction is to begin soon in the immediate vicinity, and roads are beginning to be graded and will be completed by fall.

Referred to the Zoning Committee.

Z-20-72 4208 Alpha Street DM to D-1

Jim Halverson, Attorney, was present to represent the petitioner, Charles King. He stated that the request was not unreasonable due to the zoning in the area. There is already a great deal of professional use there. The building was erected in 1960 and was built as a five-unit apartment building. There was another unit added before the purchase by the petitioner. The realtor told them that the seventh apartment could be added. Many of the facilities were already present, so they completed it. The number of apartments now exceeds the DM zoning. The petitioners did not attempt to do something, and then try to legalize it; they completed the apartment and did not learn of the building code conflict until the building inspector informed them when at their property. He emphasized the office zoning in the area, and requested that the Board consider the petitioners' position as they had been misinformed at time of purchase.

Mr. Fink asked how the seventh apartment had been built, and if the people had obtained a building permit.

Mr. Halverson stated that they were lay people and when the realtor informed them the building could be a seven unit building, they went under that premise.

Mr. Gaus asked if the original 5-unit building Mr. Halverson had mentioned was what the original building code was for.

Mr. Halverson replied that the sixth apartment had been added long before the petitioner purchased the building.

Anthony P. Nosal stated that because of the ambiguous way the zoning code was worded, the petitioner could have quite easily made the error. His concern is that if the petitioner should gain the zoning he is requesting, when he decides to sell a much higher density could come in.

Chairman Black asked if Mr. Halverson knew the square footage so that the number of required parking spaces could be computed.

Mr. Halverson was not familiar with the square footage of the apartment building.

Referred to the Zoning Committee.

Z-21-72 3333 Maloney 3322 Pleasant Grove A-1 to C-2

Peggy Pickett was present to represent four families living near the proposed zoning site who oppose the proposition. She asked if the C-2 zoning would allow any other use to be put on the property. Their concern is that Mr. Geisenhaver (the petitioner) has stated he will be putting in a 20 unit apartment building on Pleasant Grove Road, with the parking lot being on Maloney.

Chairman Black replied that that was not what was being considered under the present rezoning petition.

Judy Jackson of 3316 Maloney Street, said that Mr. Geisenhaver had also told the people in the area that he was going to build apartments on the professional site.

Mr. Guernsey explained that under the D-1 zoning apartments as well as professional offices could be built.

Mrs. Pickett stated that if the apartments were put in there is no place for parking. Therefore, she feels the parking will have to be on Maloney.

Mr. Gurnsey stated that according to the Zoning Ordinance Mr. Geisenhaver has to have adequate parking space before the building department will issue a building permit.

Anthony P. Nosal said he owns the land on the corner and also part of the alley. He asserted that Mr. Geisenhaver was getting preferential treatment and asked the Board to consider carefully how many families could be crowded in on the property. The set back was supposed to be 30 feet from the sidewalk; however, Mr. Nosal stopped construction because they were building only 20 feet from the sidewalk. Mr. Nosal objected because he felt it would be detrimental to his property, and also that the probable difficulties were not being fully considered.

Mr. Barnhart asked Mr. Nosal what the detriment would be to his alley if the part belonging to Mr. Geisenhaver were vacated.

Mr. Nosal responded that the alley is needed and if it is vacated will not be to his benefit if he should want to develop his property.

Mr. Anderson asked how the alley was located in connection with Mr. Nosal's property.

Mr. Nosal responded that the part being requested for vacation is in the center of the alley and next to his property.

Thomas Pickett, 3308 Maloney Street, asked if more than one building could be put on the lot.

Chairman Black explained that only one two-family dwelling could go in on each lot.

Judith Jaffe, 3316 Maloney Street, asked

if the alley is not vacated would there be an outlet for parking for the apartments being built.

Mr. Guernsey stated that the C-2 district could not be used or crossed for purposes of parking.

Referred to the Zoning Committee.

Z-22-72 1021 West Holmes Road A-1 to DM

Mrs. Kenneth Jones, 1921 West Holmes Road, the petitioner, stated that they wish the rezoning to aid in selling their property. Land is zoned in the area for multiple already. They have no plans for the property, but are hoping instead to sell it.

Leonard Sims, of Simken Corporation, said they had recently begun plans to build on Holmes Road but have been informed the present system could not handle additional drain. He is not particularly concerned with the development proposed, but is concerned that his corporation was denied drain onto the Holmes Road storm system; however, as the petitioned property carries a Holmes Road address it would drain to Holmes. Furthermore, if the petitioner paves over much of the property, the Simken property would receive drain from the parking lot.

Robert Douglas, 3324 Glenbrook Drive, is opposed because a residential area is being turned into a sea of apartments. He has noticed many vacant apartments around the city so why build additional apartments, and also tax the drain system.

Andrew Moreland, 1909 West Holmes Road, asked how far the Simken Drive is developed.

Mr. Fountain stated that the road terminates about 200 feet west of the subject property.

Mr. Moreland said they had tried to extend the road already, and it was stopped by the church and school. How could they extend it now?

Mr. Guernsey stated they can turn the road east and south if it needs to be extended.

Wayne Davis, 1932 Ferrol Street, who lives directly behind the property stated he is opposed to adding any more apartments. He alleged that Simken as experienced difficulties involving law suits and flooding. Children cross his property, transients use the old house nearby, and virtually none of the promised improvements have been fulfilled.

Mr. Sims replied that the lawsuit concerned drainage and did not concern them but was between other property owners. The rental house on the back part of the property has been vacant since January and

they had had no problems reported. They are considering removing the house. The fence needed at the back of the property is the responsibility of the property owner of the apartments, not Simken Corporation, who have no affiliation in the building.

Anthony Nosal spoke in favor of granting the rezoning, due to the fact that Holmes Road is no longer single family zoning.

Referred to the Zoning Committee.

In regard to petition Z-18-72 Mr. Black stated that an objection had been called in: if the fence abutting 907 Bement were not moved farther away, there is hardly a passage between the porch and the fence.

RECESS: 8:50-9:30.

BUSINESS SESSION

Minutes of March 7 and March 21, 1972.

Motion by Remick, seconded by Fink that the minutes of March 7, and March 21 be approved as printed.

Motion carried by unanimous vote.

ZONING

Z-11-72

Motion by Gaus, seconded by Anderson that the petition be removed from the table for reconsideration.

Motion carried by unanimous vote.

Motion by Gaus, seconded by Anderson that the request by the Estate of Carl F. Helper for the rezoning of property located at 3307 West Holmes Road from "A" single family district to DM-1 multiple dwelling district be denied.

This proposed development is located within a well-established single family residential area, and any substantial change would constitute a spot zoning, and allow development completely out of character with the area.

The primary access to this site is from Holmes Road, a major arterial. It is pointed out that along this area of Holmes Road there is developed an intermixture of single family and two-family dwellings, all of which fit quite well into the low density character of the neighborhood.

The board believes that a change of zoning as requested would threaten the

stability of this low density area by promoting further apartment development on vacant parcels in the vicinity.

Adjacent properties would be subject to increased traffic and activity as well as being completely dominated by the height and bulk of structures allowed in the DM-1 multiple dwelling district.

It should be further noted that the property in question can be split into four lots of sufficient size to accommodate four single-family residential structures. Development of this nature would be in keeping with the general character of the area.

Motion carried by the following vote:

Yeas: Anderson, Barnhart, Black, Fink, Gaus, Horne, Pawlak, Remick.

Nays: None.

Z-18-72

Motion by Gaus, seconded by Anderson that the request by the De Marco Brothers to rezone property at 911 Bement Street from "C" two-family residential to "J" parking district be approved subject to the following:

The extension of the parking lot shall be subject to the same conditions as the existing parking lot, which are as follows:

1. That the lot be hard surfaced;
2. That not less than two-tenths lumen of light per square foot be provided during hours of darkness, so directed upon the parking area so as not to affect adjacent properties;
3. A 5 ft. 6 in. high redwood or cedar fence, with boards running perpendicular to the ground, shall be located along the west and north property line. Said fence shall not extend beyond the setback line on Bement Street;
4. Wheel stops of a permanent nature are to be placed around the perimeter for the safety of the other owners and pedestrians.

The lot in question is proposed to be an expansion of an already existing parking lot to the immediate east. The existing parking lot is used by De Marco's Bar and Grocery to supplement the parking located on the site of DeMarco's. Business has expanded to the point where the off-street parking in the existing lot cannot handle the volume at peak hours. At present, the additional cars park on the street. The proposed expansion is expected to relieve the on-street parking problem. Development surrounding the property in question is in somewhat poor condition. The parking lot that exists immediately to the east of the property in question is screened with a 5 ft. 6 in. high redwood fence which is in good condition. The parking lot actually serves as a buffer between some on the

residences in the area and the railroad tracks. While it is not always ideal to place parking in a residential area as has happened in this case, it will provide needed off-street parking for an existing commercial establishment which may otherwise burden the neighborhood with on-street parking and the traffic congestion which follows.

Motion carried by the following vote:

Yeas: Anderson, Barnhart, Black, Fink, Gaus, Horne, Pawlak, Remick.

Nays: None.

Z-19-72

Motion by Gaus, seconded by Anderson that the petition by Richard Neller to rezone a parcel of property located at South Cedar and Edgewood, more particularly described as Lot 10, Kahres Farm Subdivision, from "A" single family residential district to "DM-1" multiple dwelling district be granted, subject to the following conditions:

1. Access to the property shall be from the proposed Edgewood Boulevard, with no access being from Gardenia Street to the north.
2. That the natural screening existing on the north property line be maintained as a buffer between the proposed multiple development and the existing single family development to the north.

The proposed zoning ordinance shows all of Kahres Farm Subdivision north of the proposed Edgewood Boulevard as multiple family residential. The site under consideration is located within the Kahres Farm Subdivision. Potential development within this entire complex has been established by the existing zoning and the physical layout of lots and streets, i.e., the typical lot layouts in this subdivision north of the Boulevard Drive are designed to accommodate medium density planned developments with a private street system. The Boulevard Drive dividing the entire complex is designed to handle increased volumes of traffic for the residential uses proposed, with ease of access to other areas of Lansing.

The existing single family development north and west of this property can be properly protected upon development of this site, since the zoning requested provides for site plan review, with emphasis on protection and compatibility of adjacent properties.

The land south of the Boulevard Drive is ear-marked for a large commercial-professional office complex, therefore, the multi-family development proposed at this time will lead towards supporting the proposed long range plan for the entire complex.

The Board of Education own lands in the vicinity which can be developed or traded for a more appropriate site to serve the area in question.

In summary, the subdivision design for this area lends itself to the development as proposed, with zoning requiring adequate protection to adjacent residential development.

Motion carried by the following vote:

Yeas: Anderson, Barnhart, Black, Fink, Gaus, Horne, Pawlak, Remick.

Nays: None.

Z-20-72

Motion by Gaus, seconded by Anderson that the request by Charles and Alma King to rezone property located at 4208 Alpha Street from DM multiple family residential district to D-1 professional office district be denied.

The site in question contains a six-unit apartment structure. The petitioner wants to create another apartment within their already existing building. They have previously asked for a variance, No. 1896 on November 11, 1971, and that request was denied.

The reasoning for the D-1 professional office zoning request is to obtain more lenient restrictions covering parking and lot area per family. In the DM zoning district, the lot area per family is 1500 square feet. If seven apartments were allowed in the DM zoning district, the lot would prove to be 1140 square feet short in total lot area. The Board believes that the proposal to develop a seventh apartment on the site in question and relaxing the parking requirements of the DM zone would contribute to overdevelopment of the site. There would be very little open space and parking would be inadequate. There are presently seven parking spaces on the site. The Board would further point out that D-1 office zoning would encourage mixed land use development in the area, and could adversely affect residential living conditions.

Motion carried by the following vote:

Yeas: Anderson, Barnhart, Black, Fink, Gaus, Horne, Pawlak, Remick.

Nays: None.

Z-21-72

Motion by Gaus, seconded by Barnhart that the request by Richard Geisenhaver to rezone the property located at 3333 Maloney and 3332 Pleasant Grove from "A" single family residential district to "C" two-family residential district be tabled for 30 days.

Motion carried by unanimous vote.

Z-22-72

Motion by Gaus, seconded by Anderson that the request by Mr. and Mrs. Kenneth Jones to rezone the property at 1921 West Holmes Road from "A" single family residential district to "DM" multiple dwelling district be denied.

The property in question is comprised of two long narrow lots, both 66 feet by 676 feet. The area south of Holmes Road and east of the site in question is comprised of lots essentially the same as the two lots in question, all of which are developed with single family homes along the Holmes Road frontage. The vast majority of these lots are up for sale. The Board would not recommend a zoning change as requested.

The Board believes that any change of zoning in this immediate area is premature and could actually have the effect of deterring full development of vacant land south of the developed frontage along Holmes Road. This is especially true if the lot frontages develop and prevent any reasonable assemblage of the existing vacant lands.

The Master Land Use Plan indicates this area as medium density residential. Street extensions have been reserved from all directions so as to provide for the development of the complete neighborhood unit.

It is further pointed out that the neighborhood concept is well established in this area. There are provided adequate commercial facilities—schools, churches, and parks.

Higher density development is established adjacent to the commercial services, located at the intersection of the major streets.

Another major problem which would occur if the Holmes Road frontage were to redevelop separately from the vacant land to the south, is the demand for numerous points of ingress and egress into the properties, which would effect the primary function of Holmes Road.

It is further recommended that any change of zoning in this area be preceded by the assemblage of land, which will provide for the continuation of the planned neighborhood unit, including streets, public utilities and facilities, and a development plan which is in the best interest of the community, i.e., compatible land use relationships.

Motion carried by the following vote:

Yeas: Anderson, Barnhart, Black, Fink, Gaus, Horne, Pawlak, Remick.

Nays: None.

Z-70-69

Motion by Gaus, seconded by Anderson

that the request be removed from the table for reconsideration.

Motion carried by unanimous vote.

Motion by Gaus, seconded by Anderson that the request by Geert D. Mulder and Sons for the approval of an amendment to a Community Unit Plan at 5500 South Cedar Street be approved subject to the following conditions:

1. That the proper easements be worked in conjunction with the Public Service Department for the expansion of the Weigman Drain into this project.
2. That no townhouse structure be allowed to contain more than eight dwelling units.
3. That two parking spaces per dwelling unit be provided throughout the entire project.
4. That a revised site plan be submitted before final approval by City Council. Such site plan is to contain the following factors:
 - A. A sidewalk system throughout the project.
 - B. Location and capacity of trash receptacles.
 - C. Redesigning of specific ingress and egress points into various parking areas within the project, particular locations to be specified by the planning staff.
 - D. That open space area "A" in the northwest portion of the project be retained as recreational area for the entire development.
 - E. That the extension of Kaynorth Road be redesigned to reflect a more logical connection with the existing kaynorth right-of-way.
 - F. That the swimming pool orientation be in accordance with Act 230, Public Acts, 1966.
 - G. That a subdivision plat precede any development on the project to insure the proper development of the public streets in the proposal.
 - H. That a landscape and screening plan be submitted prior to the issuance of occupancy permits.

It is further recommended by the Board that the Council extend Joshua Street south to Miller Road to facilitate better movement of traffic within this area.

Motion carried by the following vote:

Yeas: Anderson, Barnhart, Black, Fink, Gaus, Pawlak, Remick.

Nays: Horne.

STREETS

P-2-72

Motion by Barnhart, seconded by Gaus that the Board reconsider the voting on preliminary plat P-2-72, as voted on at the April 24 meeting.

Motion carried by unanimous vote.

Motion by Gaus, seconded by Barnhart, that the preliminary plat of Cavanaugh Heights Subdivision be approved, subject to the following conditions:

1. That the final plat be developed with all public improvements as required by the Lansing Subdivision Regulations and the Michigan State Plat Act;
2. That all lots be graded in order that surface water will drain therefrom so as not to adversely affect adjacent properties;
3. That the developer utilize an underground electrical distribution system;
4. That the necessary easements be provided for the installation of utilities;
5. That the proprietor of the plat have title to the entire right-of-way required for the extension of Cavanaugh Road to Logan Street and that this be included in the plat;
6. That the pavement of Cavanaugh Road extended align with the pavement of Mary avenue at Logan Street;
7. That all outstanding assessments be paid prior to development.

This plat will represent the extension of Cavanaugh Road through to South Logan Street. At the present time, the tentative preliminary plat as submitted portrays this extension as crossing two separately owned parcels of land which are not included in the boundaries of the plat. Since the entire street (through to Logan) must be constructed at one time, the inclusion of property owners in this action who are not proprietors of the plat would normally cause considerable difficulty. In this instance, however, the person submitting the plat is proceeding to acquire the necessary right-of-way from the two property owners involved. The Board believes that this acquisition procedure should be made a condition of tentative preliminary plat approval.

Also the plat as submitted does not show a direct alignment with Mary Avenue on the west side of Logan Street. There is a slight offset in this alignment which should be corrected before the plat is finalized.

Motion carried by the following vote:

Yeas: Anderson, Barnhart, Black, Fink, Gaus, Pawlak, Remick.

Nays: Horne.

P-3-71A

Motion by Barnhart, seconded by Gaus that the final plat of the first stage of Concord Village Subdivision be approved, subject to the following conditions:

1. That either an abstract of title accompanied by an attorney's opinion as to the marketability of the land or a certificate of title insurance be submitted to the City Clerk prior to the signing of the plat and the affixing of the Municipal Seal.
2. That financial security be posted in the amount specified by the Public Service Department prior to the signing of the plat and the affixing of the Municipal Seal.
3. That a temporary cul-de-sac with a diameter of 90 feet be provided at the termination of Bridgeport Drive.

The final plat as submitted is in substantial conformance with the approved preliminary plat and conditions upon which approval was granted and is in conformance with the Michigan State Plat Act and the Lansing Subdivision Regulations.

Motion carried by the following vote:

Yeas: Anderson, Barnhart, Black, Fink, Gaus, Horne, Pawlak, Remick.

Nays: None.

LS-14-72

Motion by Barnhart, seconded by Gaus that the request by Geert D. Mulder and Sons to divide the north 110 feet of Lot 65 of Elmwood Farms Subdivision be approved.

The petition is to split a property measuring 110 feet by 198 feet into 55 by 198 foot lots. The lots are to be used as single family public housing sites to be sold to the Lansing Housing Commission.

The majority of the lots to the north of the subject property have been split to accommodate a 55 foot width. Most of these lot divisions occurred when this area was still in the township, but the neighborhood has retained a high degree of residential quality and is rated as sound in the Community Renewal Program Neighborhood Analysis Survey.

Each proposed lot would contain approximately 11,000 square feet, which would represent 5000 square feet of greater area than is required in the Lansing Subdivision Regulations (6000 square feet minimum for single family homes).

Motion carried by the following vote:

Yeas: Anderson, Barnhart, Black, Fink, Gaus, Pawlak, Remick.

Nays: Horne.

BUILDINGS AND PROPERTIES

BP-8-72

Motion by Horne, seconded by Gaus that the offer to buy a portion of Riverside Park (located at Logan Street and Moores River Drive for the extension of the Logan-Birch Connector) by the Highway Department, be approved subject to the following conditions:

1. That all remaining land be retained in City ownership and that a pedestrian walkway be provided beneath the proposed bridge, connecting the east and west portions of the park; and further that this walkway be of the open type so as not to require constant policing.
2. That the excess land south and adjacent to Moores River Drive be acquired and retained in public ownership.

It is stated in Section 5.7 of the City Charter that the Council shall not have the power to sell any park, cemetery, or any part thereof, except where such park is not required under an official master plan of the city, or any property bordering on a waterfront. The city is keeping rights to the land bordering of the river and Riverside Park is shown on the Master Plan. This, according to Section 5.7 would constitute the necessity of an election. Under Section 5.7, the proposal would have to be approved by 3/5ths or 60 per cent of the people voting in the election. The specific wording of Section 5.7 concerning an election on such a proposal as is being considered here is as follows: "... unless approved by three-fifths of the electors of the city, voting thereon at any general or special election".

The Board believes that an interpretation by the City Attorney would be advisable.

It can be further stated that an election would be required under Chapter 14, Section 14.3 (D) of the City Charter. Section 14.3 (D) states that the city does not have the power to sell or dispose of any real estate owned by it, without the approving vote of the electors of the city voting on the proposition to sell or dispose of such real estate at a regular or special election unless:

1. The real estate is not used for public purposes, and
2. Shall have an assessed valuation of less than \$5000 or is so appraised by the Assessor, if there be no assessed valuation thereof according to the last Assessment Roll of the City.

It is therefore the Board's opinion that:

1. The proposal must come before the Planning Board for their approval, as was given at the May 2 meeting.
2. An election is necessary and approval of the proposal would require 60 per

cent of the electors voting thereon in the election.

It is recommended that an attorney's opinion be obtained concerning exactly how the 60 per cent figure is to be determined.

Motion carried by the following vote:

Yeas: Anderson, Barnhart, Black, Fink, Gaus, Horne, Pawlak, Remick.

Nays: None.

URBAN RENEWAL AND HOUSING

Michigan 58-13

Jim Foulds gave a presentation of the public housing in the Lansing City Limits, using a ward map marked with the different types of public housing. According to wards, the breakdown of public housing units contained in each is as follows:

Ward 1 191

Ward 2 109

Ward 3 316

Ward 4 293

There are higher number in each ward that have been approved but have not had construction on them.

The staff directed a letter to the Housing Commission stating their concern over high density public housing and the socioeconomic impact high density would have.

Mr. Remick asked if anything can be done to limit density in public housing. Open space is very much needed for children.

Mr. Pawlak commented that in the newer projects there is much more open space than in those in which the city was originally involved.

Mr. Gaus commented that Ward 3 does not have many single family public housing sites, why does not that ward have any more of the dispersment.

Mr. Guernsey stated that that ward had many 235 houses in it and as they consider the sites they do not generally put a public housing site in an already heavily saturated area.

Mr. Remick asked if there was any way to get a better picture of public housing and 235 housing.

Mr. Fink requested that a report be given at the next meeting of "semi public housing" to show what is totally involved in each ward.

Motion by Fink, seconded by Barnhart, that a breakdown be given by ward of

public housing and semi public housing units in the city. Also, the breakdown to be according to single family or multiples.

Motion carried by unanimous vote.

Motion by Fink, seconded by Anderson that attention be given by the staff to open space and park facilities when public housing sites are considered.

Motion carried by unanimous vote.

PHS-3-72

Motion by Fink, seconded by Remick that the request by Geert D. Mulder and Sons and the Lansing Housing Commission for consideration and recommendation of two one-family residential lots on Sommerset Road, known as the north 110 feet of Lot 65, Supervisor's Plat of Elmwood Farms for use as two single family public housing units be approved.

This site is located in a neighborhood which presently has nine public housing sites built and seven public housing sites approved for construction. While this is a relatively high concentration of units within one neighborhood, Sommerset Road at this time does not have any public housing units located on it.

This request represents the last two units needed to fulfill the Mulder Corporation's contract under the Michigan 58-5 program. Because of the established price limitation of \$4000 per lot, property is becoming extremely difficult to find for this project.

Since the site is environmentally attractive and the basic services are available to the site, and also since there are no public housing units on Sommerset Road, the Board would recommend that the site be approved for two public housing units.

Motion carried by the following vote:

Yeas: Anderson, Barnhart, Black, Fink, Gaus, Horne, Pawlak, Remick.

Nays: None.

ORDINANCE

Mr. Pawlak set the next Ordinance Committee Meeting for May 5 at 12 noon in the Planning Office.

CAPITAL IMPROVEMENTS

Management Recommendation

Mr. Guernsey reported that the management recommendation had been received by the City Council. The news media was

quite interested in it which generated a newspaper article and some radio comments. It has been referred to the Committee of the Whole, and hopefully will result in some definite action from the Council. Statutory Authority Re: Municipal Budget

Mr. Guernsey had had word from the City Attorney that in regard to a question regarding the city's responsibility in paying off bonds, the staff had completed preliminary research, and it appears that the bond program should be paid off in debt service by property taxes.

Regarding the 35%, it is more of an advisory move of the Council and not necessarily binding. This would mean that the debt service for this year would be over 1.2 million.

The Capital Improvements section of the municipal budget was to be reviewed the following Monday night.

Mr. Guernsey recommended that the Board appear at that hearing to indicate their concern for Capital Improvements, and while it is clear that the 35 per cent does not have to be spent, it certainly would be a good budget program of the city to put that part towards Capital Improvements.

Mr. Remick stated that he would be pleased to get the material from the Planning Office and speak at the hearing before Council.

FINANCE

The budget report for March was in printed form for Board review.

Mr. Guernsey requested that the Finance Committee and the Board approve requests for two staff members to attend the conference in Cincinnati of Housing and Development Officials, all funds to be paid for from federal accounts.

Also that one staff member be authorized to attend the Michigan Association of Regional Agencies, which is an organization concerned with regional development.

Motion by Anderson, seconded by Remick that the requests for three staff members to attend the two conferences be approved.

Motion carried by unanimous vote.

Mr. Guernsey commented that this was in keeping with the Mayor's request that no out-state conferences be attended.

EXECUTIVE

Doxiadis Central City Study

Mr. Guernsey reported that a request

has been made for a presentation of the study to the Chamber of Commerce Board of Directors.

Pending Amendment to Act 207

Mr. Guernsey stated that the pending amendment regarding the zoning act for cities and villages be referred to the Ordinance Committee.

It was so ordered by the Chair.

PLANNING DIRECTOR'S REPORT

Personnel

Mr. Guernsey reported that there are now several good prospects for filling departmental vacancies, but these cannot be filled unless the City Council opens the now frozen positions.

The Administrative IV position will be filled by the head of the secretarial staff, as approved by Personnel, which now leaves vacant a Secretary III position.

Chairman Black asked if the Board would authorize the director to send a letter to Councilman Gunther requesting that positions for:

1. Planner VI
2. Planner VIII
3. Planning Technician IIIB
4. Secretary III

be opened and allowed to be filled.

There were no objections therefore the request was approved.

Mr. Remick asked if a chart could be made to show all positions, when they are vacant, when they are filled, to show definitively the positions that are here. It seems that Council feels many positions are filled. Actually it has been the case that one position has to be filled more than one time.

Mr. Guernsey agreed that there is a large turnover, that as people become experienced they move on to other cities which are paying salaries with which Lansing cannot compete.

ADJOURNED: 10:40 P.M.

RAYMOND C. GUERNSEY,
Secretary,
Lansing Planning Board

Whereas, Resolution No. 248 shall be substituted and corrected by Resolution No. 251 to read as follows, and

Therefore Let It Be Resolved that the Lansing Housing Commission requests from the Department of Housing and Urban Development, the amount of \$404,971.00 as itemized in the Modernization Program Budget dated May 11, 1972.

Let It Further Be Resolved that the Lansing Housing Commission affirms the commitment to the management improvement

program and to the social goals as stated herein.

A motion was made by Commissioner Clapp and supported by Commissioner Sliker that the job classification level for project managers be raised from a IV-B to a V for the coming fiscal year.

The meeting was adjourned by the motion from Commissioner Blair and supported by Commissioner Clapp. Meeting was adjourned

OFFICIAL PROCEEDINGS OF THE PLANNING BOARD OF THE CITY OF LANSING

Proceedings, May 16, 1972

The meeting was called to order at 7:40 by Chairman Black.

ROLL CALL

Attending: Anderson, Barnhart, Black, Fink, Gaus, Horne, Pawlak, Remick.

Absent: None.

HEARINGS

Z-23-72 1908 East Michigan J to F

Don J. Berger, the petitioner, stated that the parcel consisted of three lots, two of which are zoned "F" commercial, one "J" parking which faces Regent. They propose to use the loading dock for handling of heavy equipment which is not now possible. It will be an enclosed area which he feels will be an improvement to the site.

Mr. Barnhart asked if Mr. Berger understood the "J" parking stipulation in the staff recommendation.

After Mr. Berger stated that he did not, Mr. Fountain of the Planning Staff explained that the lot presently being used for parking is recommended to be rezoned to "J" parking to insure sufficient parking spaces are retained.

Mr. Berger asked if this meant dividing one of the lots in half for the parking. He stated that this would be no real cause for concern.

Mr. Barnhart asked if Mr. Berger understood that he would not be able to build on the "J" parking zone.

Mr. Berger agreed to the stipulation.

Fred Mitchell who lives directly behind the site spoke also for his neighbor, Mr. Bowers of 116 South Clemens, concerning a large tree that would be at the edge of the site. They are wondering if the tree can be retained. Also they are concerned about the water that drains from the hard surface into Mr. Bower's yard.

Mr. Berger said his immediate reaction is that if the tree is on their property it will probably come out. In regard to the drainage, he would think that the drainage would be lessened, because to put in the loading dock they will be also putting in drains for them.

He further stated that he could not be sure of this without an engineer's opinion.

Referred to the Zoning Committee.

Z-24-72 1025 North Washington E to D-1

Ted Levey, 4239 West Willow, the petitioner was present to answer questions concerning his petition.

Chairman Black reiterated the Board's questions to the staff concerning sufficient parking space.

Mr. Levey stated that there would be sufficient space if he put in more parking on the south side of the building. He could probably put in five more in addition to the 12 already in use.

Mr. Gaus asked how many apartments there were in the building, and how many offices.

Mr. Levey stated that there are 11, and there will be one office.

Mr. Black asked if there were going to be eight apartments when the remodeling is completed.

Mr. Levey stated that there had been 15 before a fire, after which he was informed that a new state law prohibits basement apartments. Now there will be 11 apartments and the one office.

Mr. Barnhart asked how many square feet there are in the basement.

Mr. Levey estimated it to be 30 by 40 feet.

Mr. Levey stated that his purpose in the rezoning request is to be able to utilize the whole building and get a fair income from it.

Mr. Anderson asked about the remodeling of the apartments into the office.

Mr. Levey stated they would take out partitions and make three of the apartments into one office, the back apartment would be used for storage of screens, tenant personal property, etc.

Mr. Anderson asked if Mr. Levey intended to inform the tenants that they could use his funeral home parking space.

Mr. Levey stated that he would.

Referred to the Zoning Committee.

Recess: 8:05-8:25.

BUSINESS SESSION

ZONING

Z-23-72

Motion by Gaus, seconded by Anderson that the request by Don J. and Harry C. Berger to rezone property located at 1908 East Michigan Avenue from "J" parking district to "F" commercial district be granted, and further, that the west 60 feet of Lot 2, Block 1, Hudsons Subdivision, City of Lansing, currently being used for parking for the A&P Grocery Store, be zoned "J" parking to insure that adequate parking be retained, and further that proper drainage for this property be provided.

The rezoning is desired to allow an addition to the building which presently is occupied by the A&P Grocery Store. The H. C. Berger Company, owners of the building, plan to relocate into this building in the near future. In order to effectively use the building, Mr. Berger stated that his company will need to add an enclosed covered shipping/receiving dock and truck storage area at the rear of the building to facilitate handling of merchandise.

The area in question is not currently used for parking area, so the proposed addition to the existing building would not constitute a reduction in off-street parking. The proposed loading and unloading facilities are similar to the use already on the site in question, except that the proposed use will be enclosed. The addition will contain approximately 800 square feet of area. The Board believes that the proposal will actually enhance the appearance of the rear of the building by enclosing the trash rooms and loading areas. This addition will be adjacent to an existing off-street parking lot to the south.

The Board believes that this recommendation will facilitate reasonable expansion of the site, and at the same time will insure that adequate off-street parking is retained.

Motion carried by the following vote:

Yeas: Anderson, Barnhart, Black, Fink, Gaus, Horne, Pawlak, Remick.

Nays: None.

Z-24-72

Motion by Gaus, seconded by Anderson that the request by Edmund L. Lavey to rezone property located at 1025 North Washington Avenue from "E" apartment-shop district to "D-1" professional office district be granted, and that off-street parking be provided in accord with Zoning Code requirements.

The petitioner states that his intention is to use the property for apartments and offices. There are currently apartments in the building, four of which are located in the basement and can no longer be used as apartments because of a new state law. If the site were rezoned to "D-1" professional office, the petitioner could use the basement area for offices. There are approximately ten off-street parking spaces on the site, with a supplement of on-street parking along North Washington Avenue. In a "D-1" professional office district, there is a parking requirement of one and one-half parking spaces for each apartment, and one parking space for every 300 square feet of usable floor area for office use. Parking will be required based on these requirements. The proposed zoning map shows the area as professional office.

The Master Plan indicates the area along North Washington for office services.

The major zoning in the immediate area of the property in question along North Washington Avenue is zoned "D-1" professional office district.

Motion carried by the following vote:

Yeas: Anderson, Barnhart, Black, Fink, Gaus, Horne, Pawlak, Remick.

Nays: None.

STREETS

P-1-72

Motion by Barnhart, seconded by Gaus that the final plat of Oakbrook Village Subdivision be approved, subject to the following conditions:

1. That either an abstract of title accompanied by an attorney's opinion as to the marketability of the land or a certificate of title insurance be submitted to the City Clerk prior to the signing of the plat and the affixing of the Municipal Seal.
2. That financial security be posted in the amount specified by the Public Service Department prior to the signing of the plat and the affixing of the Municipal Seal.
3. That the developer place with the Board of Water and Light the required deposit of \$5,855 to cover the installation of water mains in the public Street.

The final plat as submitted is in substantial conformance with the approved preliminary plat and conditions upon which approval was granted, and is in accord with the Michigan State Plat Act, and the Lansing Subdivision Ordinance.

Motion carried by the following vote:

Yeas: Anderson, Barnhart, Black, Fink, Gaus, Pawlak, Remick.

Nays: Horne.

P-11-69C

Motion by Barnhart, seconded by Gaus that the final plat of the third stage of Beaujardin Subdivision be approved subject to the following conditions:

1. That either an abstract of title accompanied by an attorney's opinion as to the marketability of the land or a certificate of title insurance be submitted to the City Clerk prior to the signing of the plat and the affixing of the Municipal Seal.
2. That financial security be posted in the amount specified by the Public Service Department prior to the signing of the plat and the affixing of the Municipal Seal.

3. That the plat restriction prohibiting access except at public streets to Dunckel Rd. and Jolly Road should appear on the face of the final plat.

4. That the developer contact the Board of Water and Light requesting water main installation, and placing the required deposit if \$6,950.

The final plat as submitted is in substantial conformance with the approved preliminary plat and conditions upon which approval was granted, and is in accord with the Michigan State Plat Act and the Lansing Subdivision Ordinance.

Motion failed by the following vote:

Yeas: Barnhart, Black, Gaus, Pawlak, Remick.

Nays: Fink, Horne.

Abstain: Anderson.

Motion by Barnhart, seconded by Remick that the Board reconsider the original vote.

Motion carried by unanimous vote.

Motion by Barnhart, seconded by Gaus that the original motion be approved.

Motion carried by the following vote:

Yeas: Anderson, Barnhart, Black, Gaus, Horne, Pawlak, Remick.

Nays: Fink.

BUILDINGS AND PROPERTIES

BP-4-72

Motion by Horne, seconded by Anderson that the offer by Richard S. Burgess to sell a parcel of land located in the 1300 block of Christopher Street, more specifically known as Lot 3, Block 2, Glendale Place Subdivision, not be accepted.

In their December 16, 1969 meeting, the Planning Board recommended that the lot be approved as a public housing site. At that point in time there were few public housing sites in the area. A more current survey of the area shows that there are seven single family public housing sites within a three block radius of the site in question. Because of the number of public housing sites already located in the general area, it is no longer felt that the site in question would be a good location for public housing.

The topography on the site is very low, and would need fill before it could be used effectively for development. Field inspection reveals that the site is being used as

open space by the adjacent residential properties. The site appears too small, however, to be utilized as a public park.

The municipal agencies that were contacted concerning the property in question expressed no interest in it.

Motion carried by the following vote:

Yeas: Anderson, Barnhart, Black, Fink, Gaus, Horne, Pawlak.

Nays: Remick.

BP-5-72

Motion by Horne, seconded by Fink that the property located at 200 Mill Street be purchased, and further that as the area is in Model Cities the purchase by an operating agency for Model Cities be explored.

Motion by Barnhart, seconded by Anderson that the motion be amended to include a referral to the Waterfront Development Board.

The site in question is located on Mill Street, south of Michigan Avenue. The Model Cities Plan shows the immediate area of the site as institutional. Sketches concerning possible uses for the site have included a civic center. The site would quite probably prove to be a good location for a high traffic generator. With Michigan Avenue, Cedar and Kalamazoo Streets in close proximity to the site, traffic could be effectively moved to and from the site. The parking ramp across the Grand River from the site, located on Grand Avenue, could conceivably be used for parking if a use such as a civic center that generated a large amount of activity were located on the site. A pedestrian bridge could be built across the Grand River to the site if necessary. Mill Street could be improved and possibly connected with Cedar and/or Kalamazoo Street. This would aid in rapid dispersion of traffic from a high intensity use.

Another alternative for the site is a park or open space area. The Master Plan proposes the acquisition of as much riverfront land as possible to reserve a greenbelt area along the river.

The Redevelopment Department has stated that plans for this area are in the beginning stages, and that they do not know at this point what type of development is to be suggested for the parcel in question. The Traffic department stated that they would be interested in the site for their sign shop. The Parks Department can foresee no intense recreational use being placed on the site, but mentioned it as desirable riverfront open space.

Motion as amended carried by the following vote:

Yeas: Anderson, Barnhart, Black, Fink, Gaus, Horne, Pawlak, Remick.

Nays: None.

BP-6-72

Motion by Horne, seconded by Fink that the offer by the Edward G. Hacker Company to sell a parcel of land located at 1301 North Turner Street be considered for purchase.

It is further recommended that as the area is in Model Cities, the purchase by an operating agency of Model Cities be explored and further that the matter be referred to the Waterfront Development Board for their consideration.

The site in question contains a little over two and one half acres located immediately east of the Grand River. At one point in time the site was considered for the relocation of the City Market. It apparently was dropped from consideration because of lack of accessibility from all areas of the city.

The property in question has a sufficiently high bank to be out of the flood plain area of the Grand River, therefore, there are no restrictions as far as constructing a building on the site. The site also has provisions for all city utilities.

The Model Cities Plan proposes the area surrounding this site as a residential neighborhood as well as some commercial and industrial uses to the north. The Model Cities Plan also shows the property in question as part of a park running along the easterly bank of the Grand River. At present there are no parks in the area. If the city intends to follow the Model Cities plan, the site in question would prove to be a good location for a park. It is realized that \$60,000 is a substantial sum to pay for a two and one half acre park, but it may be possible to obtain federal monies to help pay for the site. There are two federal sources that are being explored indirectly for the feasibility of funding such a venture. These two sources are Model Cities and the Federal Open Space Program.

The site in question should not be used as an industrial site. The Grand River has not been used effectively to the benefit of citizens in the past. An example of a more effective use of riverfront land can be seen in the Moores River Drive Area. Many people in the Lansing area consider this area one of the most pleasant parts of Lansing. The park system along the river is being used most effectively and to the best interest of the community.

The response from the Park Board indicated that the site in question would be desirable as riverfront recreational property. Other agencies to whom the matter was referred expressed no interest.

Motion carried by the following vote:

Yeas: Anderson, Barnhart, Black, Fink, Gaus, Horne, Pawlak, Remick.

Nays: None.

BP-7-72

Motion by Horne, seconded by Gaus, that the property located at 1308, 1310 and 1314 North Larch Street not be purchased by the City of Lansing.

The site was offered for sale or lease to the City of Lansing by Frances Cutler.

The structures on the site are in good condition. The Traffic Department is the only department that showed any interest and has indicated the possibilities of placing their sign shop in a building of this type, if the city were to acquire the property.

The property is located in an industrial district and has been used for industrial purposes. The Board believes that industrial use of the property should be continued.

Motion carried by the following vote:

Yeas: Anderson, Barnhart, Black, Fink, Gaus, Horne, Pawlak, Remick.

Nays: None.

URBAN RENEWAL AND HOUSING

The JJ&R Contract for Urban Design will be deferred until the June 6 meeting.

ORDINANCE

Mr. Pawlak reported that with some vacancies recently filled on the staff, one staff member is now working full time on the proposed zoning ordinance, and one staff member is working half time on the ordinance. Based on increased staff input, the Committee has set up a schedule which will allow the Board to make its recommendation to Council in June. The schedule is as follows:

Meeting with developers and realtors ad hoc committee: May 26.

Committee recommendation for Planning Board Review: May 30.

Recommendation from Planning Board to City Council: June 20.

Motion by Pawlak, seconded by Remick that the Chair call a special dinner meeting of the Planning Board for Tuesday, May 30, for the purpose of discussing the proposed zoning ordinance.

Dinner is to be followed by a staff presentation, the meal to be paid for out of the Planning Board budget.

Motion carried by unanimous vote.

Staff was directed to make arrangements for time and place and inform the Board members.

CAPITAL IMPROVEMENTS

Mr. Remick reported that he had attended the Council Budget Hearing at which there was not great attendance, he felt that the Council has been attentive to his presentation and he hoped some headway had been made for the Capital Improvements Program.

FINANCE

Motion by Anderson, seconded by Gaus, that the following transfers be made within the Planning Department budget:

From Salary the amount of \$1,000 to be transferred to: Wages—extra help—\$400, Office Supplies—\$600, Office Equipment—\$100.

Motion carried by the following vote:

Yeas: Anderson, Barnhart, Black, Fink, Gaus, Horne, Pawlak, Remick.

Nays: None.

EXECUTIVE

Pleasant Grove Extension

The letter received from Richard Baker of the Model Cities Planning Staff was referred to the Streets Committee for research and report at the June 6 meeting. Request for Proposal

The joint planning development study for the Logan Street construction project was given in manuscript form to the Board for their review. The request was referred to the Streets Committee for their recommendation to the Board at the June 6 meeting.

CDA Contract

Motion by Anderson, seconded by Barnhart that the Model Cities Demonstration Agency Contract for student study help be granted an \$8,000 extension.

Motion carried by unanimous vote.

Personnel

Mr. Guernsey had reported at the Executive Committee meeting that a new staff member had been added who would be working half time on the Waterfront Development projects and half time on the Zoning Ordinance.

Historic District Study Committee Report

Chairman Black noted that the Board members had received the report and would read it for future recommendation.

Semi Public Housing .

In regard to a handout to the Board members of governmental subsidized housing, Mr. Barnhart asked if there could not be a more specific breakdown according to wards.

Mr. Fountain and Mr. Foulds explained the hesitancy of the Housing Authority to release this information.

Considerable discussion followed regarding the Board's need to know land use within Lansing to be able to attain more balanced development as zoning continues in the city.

Motion by Remick, seconded by Anderson that the staff be directed to explore the

feasibility of requesting that sub-divisions be racially, socially and economically mixed.

Motion carried by unanimous vote.

Mr. Foulds pointed out that a letter in that direction had been sent to the Lansing developers within the past two weeks asking if they would be amenable to including a certain percentage of public housing sites in each development.

Adjourned: 9:40 P.M.

RAYMOND C. GUERNSEY,
Secretary,
Lansing Planning Board,

OFFICIAL PROCEEDINGS OF THE HOUSING COMMISSION OF THE CITY OF LANSING

Proceedings, June 6, 1972

The regular meeting of the Lansing Housing Commission was called to order by its President, Mr. James Riley.

Those present: Commissioners James Riley, Wilfred Clapp, Edwin Bates and Shirley Sliker.

Those absent: Commissioner James Blair.

Visitors: Mr. Robert Ross and Mr. Turney Gratz, from BILD Corporation.

A motion was made by Commission Bates that the minutes of the regular meeting of the Lansing Housing Commission of May 18, be approved as amended. The motion was supported by President Riley.

The vote was unanimous.

President Riley announced that the Commission would depart from its regular business to hear the report of the BILD Corporation.

The BILD Corporation is financed through Model Cities. It has a number of services that it performs, but it primarily develops and rehabilitates houses. Its primary objective is to alleviate substandard

housing in the City of Lansing. For the benefit of the Commission, Mr. Ross passed around before and after pictures of some of the units that his corporation has rehabilitated.

The BILD Corporation has purchased certain housing units throughout the City of Lansing and has renovated them in preparation for sale. Presently the BILD corporation is giving consideration to renovating an eight block area bound by Pine, Butler, Kalamazoo, and St. Joseph streets. This renovation would upgrade certain owner-occupied units. Certain units in this area would need to be condemned.

The BILD Corporation gave the following statistics as documentation for choosing this particular area for rehabilitation. This area is about 17% owner-occupied and a vacancy rate of about 18% in general. It is a predominately single family home area and would lend itself to the general rehabilitating of existing individual units and the construction of some multi-housing units.

Commissioner Clapp was concerned at the point of tearing down existing homes when a housing shortage exists in the community. Mr. Gratz, of the BILD Corporation reported that this rehabilitation plan would leave 47% of the existing structures in the area. A close cooperation between the owner-occupant and BILD Cor-